

## Ashbourne

### Strategic Policies

<b>SP 1</b>	<p>To operate an Order of Priority for the release of residential lands in compliance with the requirements of CS OBJ 6 of the County Development Plan as follows:</p> <ul style="list-style-type: none"> <li>i) The lands identified with an A2 '<i>New Residential</i>' land use zoning objective corresponds with the requirements of Table 2.4 Housing Allocation &amp; Zoned Land Requirements in Volume I of this County Development Plan and are available for residential development within the life of this Development Plan.</li> <li>ii) The lands identified with an A2 '<i>New Residential</i>' land use zoning objective but qualified as '<i>Residential Phase II (Post 2019)</i>' are not available for residential development within the life of this Development Plan.</li> </ul>
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### Policies

#### Flood Risk

<b>FR POL 1</b>	To manage flood risk and development in Ashbourne in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan.
<b>FR POL 2</b>	Where existing development in the development envelop is at potential risk of flooding (A1 ' <i>Existing Residential</i> ', B1 ' <i>Town Centre</i> ' & G1 ' <i>Community Infrastructure</i> ' land use zoning objectives refer) as identified on the land use zoning objectives map, any significant extensions / change of use / reconstruction shall be subject to an appropriately detailed Flood Risk Assessment in line with the policies (WS POL 29 - 36) contained in Volume I of the County Development Plan.
<b>FR POL 3</b>	Any future planning applications lodged with respect to the sites identified on the land use zoning objectives map as having the benefit of an extant planning permission in the general Killegland area to the south west of Ashbourne shall be accompanied by an appropriately detailed Flood Risk Assessment. The Flood Risk Assessment shall clearly assess flood risks, management measures and demonstrate compliance with the " <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities</i> " (November 2009). The Flood Risk Assessment shall consider the Sequential Approach within the subject site and would typically involve allocating water compatible development within Flood Zones A and Zone B. Buildings should be sited at an appropriate finished floor level, which should be above the 1 in 100 year flood level, with an allowance for freeboard and climate change.

### Objectives

#### Flood Risk

<b>FR OBJ</b>	To seek to implement the recommendations of the Fingal East Meath Flood Risk Assessment and Management Study (FEMFRAMS) as applicable to the River Broadmeadow with particular regard to ensuring that the existing culverts of the river in Ashbourne are maintained and kept clear of obstructions at all times and that a defence asset monitoring and
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maintenance programme is undertaken.

## Land Use

### FP OBJ 1

#### Framework Plan Area 1

This Framework Plan relates to lands at Milltown to the south of Ashbourne and extends to 19.9 hectares in area. 10.16 hectares is included within Phase I and a further 9.74 hectares is within Phase II. It is intended that the lands shall provide a primary school site, lands for recreational purposes and residential development. The Framework Plan for these lands shall include, inter alia:

- A mix of uses to include educational, residential, playing pitches & recreational lands shall be provided;
- Details of overall site and building layout;
- High quality residential development with a mixture of housing types;
- A comprehensive landscaping scheme;
- A primary school site of 0.77 hectares is to be delivered in conjunction with the development of the Phase 1 residential land;
- Provision of adequate public lighting and footpaths throughout the lands;
- High quality design, finish and layout, and;
- Infrastructural requirements including access for vehicle, pedestrians, cyclists and people with disabilities, car parking and vehicle turning.

### FP OBJ 2

#### Framework Plan Area 2

This Framework Plan relates to lands at Ashbourne Business Park extending to 47.4 hectares in area. It is intended that these lands shall provide for light industrial and industrial office type employment in a high quality campus environment. The Framework Plan for these lands shall include, inter alia:

- A comprehensive landscaping scheme;
- Details of overall site and building layout;
- Provision of adequate public lighting and footpaths throughout the lands;
- High quality design, finish and layout;
- Infrastructural and services requirements including access for vehicles, pedestrians, cyclists and people with disabilities, car parking and vehicle turning;
- Access via the existing entrance off the L5018 or utilising existing access points onto the national road network. Access arrangements shall be determined as part of the Framework Plan;
- Provision of a civic amenity facility, and;
- Provision of a machinery/storage depot of approximately 0.5 hectares/1 acre (objective ECON DEV OBJ 10 of Ashbourne Local Area Plan refers).

**FP OBJ 3****Framework Plan Area 3**

This Framework Plan relates to lands off the N2 and L5018 to the northwest of the Ashbourne Business Park. These lands extend to 30.46ha in area and are identified as one of the 5 key strategic sites for economic development within County Meath with the Economic Development Strategy for County Meath 2014-2022. Existing residences have been omitted from this zoning and zoned according to their current use. A Framework Plan has been prepared by the Planning Authority in relation to these lands. Any development within this area shall generally accord with the agreed Framework Plan. Section 4.3 of the Meath County Development Plan 2013-2019 outlines that a specific local zoning objective may be applied to lands within a broad zoning category where the Council is seeking to achieve a special objective. The Framework Plan 2 lands are identified with an E2, '*General Enterprise & Employment*' land use zoning objective. However, these lands represent a unique opportunity as an extremely well serviced site within the fringe of South Meath and Metropolitan Dublin. The site is well placed along the route of the main Eirgrid east/west inter-connector between Woodland, Co. Meath and Deeside (UK) which offers great opportunities for enterprises that require guaranteed delivery of power. Furthermore, the site is bisected by both the Aurora Telcom National Network and An Bord Gáis pipeline providing excellent fibre based broadband and power connections.

## **Ashbourne Local Area Plan Residential & Employment Land Evaluation**

### **1.0 Household Allocation**

The Core Strategy contained in Volume 1 of the Meath County Development Plan 2013-2019 allocates 637 no. units (which include 50% headroom) to Ashbourne over the lifetime of the Plan. Table 1 is an extract from Table 2.4 of the Core Strategy as it relates to Ashbourne.

**Table 1: Housing Allocation and Zoned Land Requirements for Ashbourne**

Household Allocation 2013-2019	Av. Net Density Applicable unit/ha	Quantity of Residential Zoned Land Required	Available Land Zoned for Residential Use (ha)	Available Land Zoned for Mixed Use incl. Residential (ha) <sup>1</sup>	Total Available Zoned Land (ha)	Deficit/Excess (ha)
637	35	18.2	39.5	0.3	39.7	21.5

According to Table 2.5 of the County Development Plan, there were 1,356 no. units with planning permission in Ashbourne at the time of preparation of the Meath County Development Plan 2013-2019. This is revised downwards slightly to 1,322 no. units in 2013.

It is clear from Table 1 above that there was a significant excess of residential zoned land contained in the Local Area Plan for Ashbourne as adopted in 2009 in comparison to that now required to satisfy the household allocation provided for in the Core Strategy. The Ashbourne Local Area Plan is legally obliged to be consistent with the Meath County Development Plan, its Core Strategy and with the household projections and population growth contained therein. In order to do this, an evidence based approach was developed to evaluate the lands which benefitted from a residential land use zoning objective.

### **2.0 Residential Land Evaluation**

The amended land use zoning objectives map has identified the lands required to accommodate the household allocation of 637 no. units provided for under the Core Strategy. It should be noted that there is already headroom included in the household allocations of 50% and thus there is no justification for the release of any additional lands over and above those specified in Table 4 and illustrated on the land use zoning objectives map for Ashbourne. The requirement for any further release of residential zoned land in Ashbourne will be assessed following the making of the next County Development Plan in line with the population projections contained therein. The sites that were evaluated are detailed in Table 2. The location of these lands is illustrated on the maps in Appendix 2 to Volume 5 (Residential Land Evaluation Maps).

In carrying out the residential land evaluation, a strong emphasis was placed on a sequential approach to development, in line with the guidance contained in Section 2.3.4 of the County Development Plan. The use of the Justification Test for lands at risk of flooding was not considered necessary in light of the extent and nature of alternative residential zoned land at a lower risk of flooding. The evaluation of the development areas therefore excluded those areas within the identified flood risk mapping. The evaluation also excluded all sites with the benefit of an extant permission and sites approximating 0.5 hectares in area.

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<sup>1</sup> Note that the figure entered represents 30% of the total available mixed use land zoning, reflecting that residential uses would be a subsidiary use in these zoning categories that relate to town and village centre sites and edge of centre sites.

The following factors, which were considered to constitute the proper planning and sustainable development of the area and which take into account policy at county, regional and national level, have been used to determine the suitability of specific lands for residential development in Ashbourne:

- Proximity to the town centre: maximise the utility of existing and proposed future infrastructure including public transport options;
- Availability of public transport: To maximise public transport investment, it is important that land use planning underpins its efficiency by sustainable transport patterns;
- Availability of community and social infrastructure facilities with particular regard to the proximity to educational facilities;
- Consistency with sequential approach to urban expansion and contribution to a compact urban form. The development of infill sites makes a significant contribution in this regard. Leapfrogging beyond other available sites will not be considered favourably, and;
- Whether the site is serviced.

Distance to the town centre, schools (primary and secondary) and bus stops was calculated on the basis of concentric circles. The town centre was taken to be at the Parochial Hall on Frederick Street. Sites scored 1 point if they were less than 500 metres distance from the point of interest; 2 points if the distance was 500 metres; 3 points if the distance was between 501 metres and 1 kilometre; 4 points if the distance was 1 kilometre and 5 points if the distance was in excess of 1 kilometre. Table 3 details the results of this evaluation.

The sites that scored the highest in the evaluation (sites 1-5) have been prioritised for release during the lifetime of the Meath County Development Plan 2013-2019. All other sites evaluated are indicated as being in Phase II (Post 2011). The phasing map attached gives effect to this assessment. Sites G and F located in south Ashbourne, in an unserviced area removed from the town centre, ranked the lowest. The timeline for release, if appropriate, of these lands will be considered post 2019 in accordance with the relevant Meath County Development Plan in place at that time.

Having consulted with the Department of Education and Skills, the existing G1 '*Community Infrastructure*' zoned lands in Killegland has been expanded to potentially accommodate three no. schools. Furthermore, land zoned for residential development (Phase I) in south Ashbourne includes an additional area of 0.77 hectares for the provision of a school to be delivered in conjunction with the development of the residential lands.

**Table 2: Description of individually zoned available sites evaluated**

Site	Location	Hectares
A	Land to the north of Ashwood Glenn east of Hunters Lane	2.17
B	Land to the north of Archerstown Wood residential development	3.14
C	Land south of the Community Centre and Ashbourne Community school	3.3
D	Land fronting onto R135 south of the Briars residential development and to the rear of existing residences	1.85
E	Land surrounded by existing residences adjacent to R135 just north of the Ninemilestone roundabout	4.05
F	Land off the R125 to the east of a row of existing residences	1.05
G	Land off the L-50194-0 adjacent to a number of existing residences on large plots	1.12
H	Land fronting onto the L-50193-0 to the rear of a row of existing residences	1.63
I	Land to the west of the Briars residential development	8.11
J	Land to the south of Alderbrook residential development	9.39

K	Land to the east of Churchfields residential development and west of Bourne View	0.8
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**Table 3: Evaluation of individually zoned available sites for residential development**

Site Name	A	B	C	D	E	F	G	H	I	J	K
Proximity to town centre	3	3	5	5	5	5	5	5	5	4	3
Proximity to Education	2	3	1	3	3	4	3	3	2	1	1
Proximity to public transport	3	3	1	1	1	4	3	2	2	1	3
Infill Opportunity	3	3	1	3	3	5	3	3	4	2	1
Land Serviced	1	1	1	5	5	5	5	5	5	1	1
Total	12	13	9	17	17	23	19	18	18	9	9
<b>Ranking</b>	<b>4</b>	<b>5</b>	<b>1</b>	<b>6</b>	<b>6</b>	<b>11</b>	<b>10</b>	<b>8</b>	<b>8</b>	<b>1</b>	<b>1</b>

The potential yield set down below in Table 4 is based on a density of 35 units per hectare in accordance with the Meath County Development Plan 2013-2019 (Table 2.4). This density was reduced for edge of town sites located in south Ashbourne in an unserviced area. Each application for residential development will however be assessed on its own merits through the development management process. The total yield accruing from the sites ranked 1-5 is 607 no. units and the total area of available land is 18.8ha.

**Table 4: Yield and Rank of residential lands evaluated**

Site	Zoning	Land Area (ha)	Density	Yield	Rank	Phase
C	A2	3.3	35	116	1	I
J	A2	9.39	35	329	1	I
K	A2	0.8	35	28	1	I
A	A2	0.69	35	24	4	I
B	A2	3.14	35	110	5	I
D	A1	1.85	15	28	6	II
E	A1	4.05	15	61	6	II
I	A5	8.11	30	243	8	II
H	A1	1.63	20	33	8	II
G	A1	1.12	15	39	10	II
F	A5	1.05	5	37	11	II

### 3.0 Employment Land Evaluation

As noted in Table 1 in Chapter 2, the majority of the population, approximately 63%, in Ashbourne, were recorded as being in employment at the time of the Census 2011. However, statistics also showed that a significant portion of the population was commuting substantial distances resulting in significant journey times to access employment.

It will be a primary aim of the Planning Authority to attract sustainable forms of employment to Ashbourne to stimulate economic growth locally and to counter existing unsustainable commuting patterns in accordance with the recommendations of the Economic Development Strategy for County Meath.. The economic development of Ashbourne will be promoted in order to create a more sustainable community whereby people can reside close to where they are employed. Sufficient lands will be zoned for employment generating development throughout the Plan area and the adequacy of employment generating land supply will be closely monitored throughout the Plan period.

The land use zoning objectives map clearly identifies the supply of land for enterprise and The primary focus of enterprise and employment uses in Ashbourne has traditionally been to the north of the town, initially on the Ballybin Road (Ashbourne Industrial Estate) and more recently towards the Rath roundabout.. These lands shall be subject to the requirements of a Framework Plan (FP 2) to ensure their co-coordinated and integrated development.

In addition, lands extending to 30.46 hectares in area have also been prioritised to the northwest of the Ashbourne Business Park to provide for, inter alia, data centre facilities and associated related industries. These lands are subject to the requirements of a Framework Plan (FP 3) which has been prepared by Meath County Council to guide development in this general area. In addition, there remain sites available within Ashbourne Business Centre (Ballybin Road).

Further lands identified with an E2 '*General Enterprise and Employment*' land use zoning objective are located on the western side of the Ballybin Road to the south of the existing Ashbourne Retail Park (12 hectares) and lands to the south of Ashbourne Business Centre (3.6 hectares) Only one substantial undeveloped employment site is identified within the Local Area Plan at present. Existing employment zoned lands within the town are substantially developed.