

Dunboyne/Dunboyne North/ Clonee/ Local Area Plan

Strategic Policy

SP 1	<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> <p>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 & Zoned Land Requirements in Volume I of this County Development Plan and are available for residential development within the life of this Development Plan.</p> <p>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.</p>
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Policies

Flood Risk

FR POL 1	To manage flood risk and development in Dunboyne / Clonee in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan.
FR POL 2	Development located in areas with the benefit of existing flood defences (as identified on the land use zoning objectives map as an interface with Flood Risk Zones A & B) shall be limited to extensions, change of use and reconstructions.
FR POL 3	The Eastern CFRAM flood mapping and management plan when complete and available will provide additional clarity to flood mapping and risk management measures than was available to inform the land use zoning objectives presented for Dunboyne / Clonee. The Eastern CFRAM flood mapping and management plan shall be consulted when available in conjunction with this Written Statement & Volume I of the County Development Plan.

Land Use

CER POL 1	<p>Lands at Piercetown</p> <p>To ensure that lower density employment uses such as industry, warehousing, distribution and logistics, to include ancillary office space, are developed at the 'Piercetown' lands as indicated on the land use zoning objectives map. Any uses proposed shall have regard to and be consistent with the range of uses indicated as being appropriate to E2 '<i>General Industry & Employment</i>' as provided for in Volume I of the County Development Plan.</p>
CER POL 2	<p>Neighbourhood Centre</p> <p>To provide a neighbourhood centre of appropriate scale to serve the local retail catchment.</p>

Objectives

Land Use

Dunboyne North OBJ 1

To require the preparation of a Master Plan for Dunboyne North centred around the M3 Parkway public transport hub which shall provide for the creation of a sustainable live work community at Dunboyne North. This model shall comprise for a balanced mix of complimentary land uses including science park/high technology, logistics, warehousing, neighbourhood retail centre, education and residential based on an integrated sustainable "live work" community. The Master Plan shall be agreed in writing with the Executive of the Planning Authority and shall address land use, transportation, connectivity, urban design, recreation, environmental impacts including flood risk, phasing and implementation issues to the satisfaction of the Executive of the Planning Authority.

The Master Plan shall provide the overall unifying vision and goals for the delivery of the following land uses:

- Employment, education, residential, commercial and open space/amenity. In regard to the residential element of the Master Plan, it shall be a requirement that proposals for the provision of a maximum of 500 dwellings in a range of densities support the delivery of a sustainable integrated "live work" community based planning model;
- High end office based employment which shall be at a level commensurate with its location and proximate to a multi modal public transport interchange;
- A pedestrian and cycle route over the M3 Motorway to lands to the east subject to the agreement of Transport Infrastructure Ireland.
- A Linear Park which shall be integrated with future development of the entire corridor area and based on the precepts of the green infrastructure guidance as contained in the RPGs 2010-2022.

The Master Plan shall address the following:

- An overall Design Concept for the lands;
- Guidance for high quality design throughout the development;
- Building heights and densities;
- A landscape plan inclusive of the Linear Park for the development and landscape management plan (post-completion of the development);
- Flood Risk Assessment which takes account of the most up to date available CFRAM data

A Transport Assessment which addresses the following issues:

1. Access arrangements to the Development Site;
2. Provision of safe cycle ways and pedestrian routes throughout the Development Site connecting to the town centre, and;
3. Provision and access for Service Vehicles to the Site.

The Master Plan which shall be agreed in writing with the Executive of the Planning Authority in advance of the lodging of any planning application shall replace irrevocably any development rights historically conferred for the development of a Level 2 retail centre under the terms of the 2009 Corridor Plan for this location. Phase one of any development of these lands shall be required to comprise of the submission of a planning application for an agreed quantum of employment uses.

**Dunboyne
North OBJ 2**

To provide for strategic employment use predominantly lead by a Science Park for Innovation & Research and Educational Facilities or similar high end "E1" office based uses at Dunboyne North on a phased basis within the life of the County Development Plan as identified on the land use zoning objectives map.

Commercial, Economic and Retail

CER OBJ 1

Future Gateway Building

To provide a single landmark building of significant architectural merit to replace the existing Herbal Medicine facilities in Dunboyne which could include the provision of integrated holistic medical care, research and educational facilities as part of the continued development of Dunboyne Herbs. The building shall be accommodated on lands outside the designated Flood Plain lands, identified on the land use zoning map. Any application submitted with respect to the subject lands shall be accompanied by a suitably detailed Stage III Flood Risk Assessment and Management Plan as required pursuant to FR POL 1.

CER OBJ 2

To facilitate the development of lands at Portan Clonee for E2 'General Industry & Employment' and E3 'Warehousing & Distribution' as provided for in Volume I of the County Development Plan.

CER OBJ 3

Lands adjacent to Portan, Clonee

To facilitate the development of lands between Portan Clonee and Bracetown for E2 'General Industry & Employment' and E3 'Warehousing & Distribution' as provided for in Volume I of the County Development Plan. A Master Plan and a detailed Roads Needs Assessment of said lands shall accompany any planning application for the development of these lands. This Master Plan shall obtain the prior written agreement of the Executive of the Planning Authority. The Master Plan shall accompany any application for planning permission on these lands and shall address land use, transportation, connectivity, urban design, recreation, environmental impacts including flood risk, phasing and implementation issues to the satisfaction of the Executive of the Planning Authority. Development shall be contingent on the phased delivery of the distributor road.

The Master Plan shall address the following:

- A Design Concept for the lands;
- Guidance for high quality design throughout the development;
- Building heights and densities;
- A landscape plan for the development and landscape management plan (post-completion of the development);
- Flood Risk Assessment which takes account of the most up to date available CFRAM data Draft Variation No. 3 of the Meath County Development Plan, 2013-2019

CER OBJ 4	<p>A Transport Assessment which addresses the following issues:</p> <ol style="list-style-type: none">1. Access arrangements to the Development Site;2. Provision of safe cycle ways and pedestrian routes throughout the Development Site;3. Provision and access for Service Vehicles to the Site. <p>The Master Plan shall be agreed in writing with the Executive of the Planning Authority in advance of the lodging of any planning application</p> <p>Lands adjacent to Portan, Clonee</p> <p>To facilitate the development of lands between Portan Clonee and Bracetown for E2 “General Industry & Employment” and E3 “Warehousing and Distribution” purposes solely for the development of major employment proposals, primarily FDI, requiring a significant site area, having regard to this strategic location within the county, as provided for in Volume I of the County Development Plan</p>
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Flood Risk Management

FR OBJ 1	To require the submission of a site specific flood risk assessment with any planning application made on these lands (refer to land use zoning objectives map for Clonee).
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Dunboyne Local Area Plan Residential Land Evaluation

1.0 Household Allocation

The Core Strategy contained in Volume 1 of the Meath County Development Plan 2013-2019 allocates 1,494 no. units (which include 50% headroom) to Dunboyne over the lifetime of the Plan. Table 9 is an extract from Table 2.4 of the Core Strategy as it relates to Dunboyne.

Table 9: Household allocation for Dunboyne and Clonee

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)*	Total Available Zoned Land (ha)	Deficit/ Excess (ha)
1,494	45	33.2	88.6	1.19	89.8	56.6

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

A non statutory Strategic Framework Guidance document for the entire Dunboyne Clonee area has been prepared in 2015 to provide long term strategic guidance for overall development of the area. This Framework Plan proposes an overall development model which establishes the principal of integrated and sustainable work and living communities on the triangulated nodes of:

- Dunboyne Town Centre,
- Dunboyne Rail Station and;
- the M3 Parkway.

The Strategic Framework Guidance document omits the Level 2 Retail Centre objective pertaining to the Dunboyne North Area and replaces it with an objective for the creation of a sustainable live work community model centred on a range of uses including high end employment, mixed use neighbourhood centre, community, recreational and residential development. The 2 Year Progress report prepared in 2014 for the Meath County Development Plan 2013 -2019 indicates in the revised Table 2.5 that there are now 641 multiple housing units less committed in the county than when the Table was originally prepared for the adopted plan. 500 housing units in the Core Strategy of the County Development Plan are to be reallocated to Dunboyne North which is located in the Metropolitan area of the Greater Dublin Area (GDA) in order to stimulate development at this location. Action 6 of the Economic Strategy acknowledges the significant economic development potential that exists in this area, having regard to its location within the National Gateway, its proximity to an existing public transport interchange (M3 Parkway) and its proximity to the national motorway network. The introduction of a revised land use zoning map for Dunboyne North will provide for the creation of a sustainable new community based on the "live work" planning model with provision for a suitable mix of land uses to stimulate the sustainable economic development of the area. These land uses will include employment, residential, community, educational and recreational uses. This proposal will allow for tangible benefit from the significant public investment in transportation infrastructure already made at this location. The development of these lands for strategic employment purposes will be part of an overall strategy to deliver good quality employment opportunities, along with commensurate levels of complimentary land uses such as housing, education & local retail

uses at this location. As part of a sustainable community model this new development node will form part of an overall triangulated growth model for Dunboyne which is a Large Growth Town II in the National Gateway area of the county. It will play a significant role in achieving the Council's objective as articulated in the Economic Development Strategy for County Meath to reduce the amount of commuting occurring for employment reasons outside of County Meath. Success in achieving this outcome will enable Meath County Council to positively address an unsustainable planning model based predominately on private car usage

A Flood Risk Assessment Study was carried out as part of Variation No. 2 to the Meath County Development Plan 2013-2019. This found that extensive flood zones were present in Clonee village, which encompass the vast majority of the village within the development boundary and also extend to unzoned lands adjoining the village. It is not considered appropriate to consider vulnerable land uses such as residential within such areas notwithstanding the presence of flood defence works which have been previously carried out. In light of this and taking into account the status of Clonee as a Village in the county settlement hierarchy, it is not proposed to identify additional lands to accommodate the household allocation. Instead, these units have been re-assigned to Dunboyne.

Table 9A: Revised Household Allocation and Land Availability for Dunboyne

Household Allocations 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)*	Total Available zoned land (ha)	Deficit Excess (ha)
1994	45 (Close to rail stations) Range of densities elsewhere	54.9	85.7	0.561	86.26	31.4

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

2.0 Residential Land Evaluation

The land use zoning objectives map prepared as part of Variation No 2 has identified the lands required to accommodate the household allocation of 1,578 no. units. Having regard to the revised Strategic Flood Risk Assessment prepared in respect of Variation No 3 and the need to address the creation of a sustainable community in Dunboyne North residential lands have been identified at this location to accommodate a maximum of 500 units. The lands at Dunboyne North are located in the Metropolitan Area of the National Gateway which enjoy rail connectivity to Dublin City. These lands are therefore ideally placed to accommodate a sustainable community while also contributing to addressing housing supply and affordability issues currently being experienced in the Metropolitan Area generally. This approach is supported by the main tenets of the Economic Development Strategy for County Meath. The sites that were evaluated as part of the Variation no 2 process are detailed in Table 10. The location of these lands is illustrated on the maps in Appendix 2 to Volume 5 (Residential Land Evaluation Maps).

In carrying out the evaluation, a strong emphasis was placed on a sequential approach to development, in line with the guidance contained in the Section 2.3.4 of the Meath County Development Plan 2013 – 2019. The Flood Risk Assessment Study prepared for Variation No. 2 to the Meath County Development Plan 2013-2019 identified substantially sized flood zones

in Dunboyne. The use of the Justification Test for lands at risk of flooding was generally not considered necessary in light of the extent and nature of alternative residential zoned land at a lower risk of flooding. However, a Justification Test was carried out for lands south of the railway station which was previously identified for new residential development, taking into account their proximity to the rail station. However, these lands did not pass the Justification Test. Consequently, the evaluation of the development areas excluded those areas identified as being at risk from flooding as shown on the flood risk mapping. The evaluation also excluded all sites with the benefit of an extant permission.

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:

- 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;
- The need to provide new roads infrastructure to facilitate development;
- 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;
- Impact on built heritage.

Distance to the town centre, rail station and to schools (primary and post primary) was calculated on the basis of walking distance from the sites using Google maps, with allowance made for distance from the particular site to the public road where necessary. The locations of the schools in Dunboyne are illustrated on the mapping contained in Appendix 2. The distance from each site to the closest school was used in the evaluation.

Sites scored 1 point if they were less than 1 kilometre distant from the point of interest; 2 points if the distance was between 1 and 2 kilometres, 3 points if the distance was between 2 and 3 kilometres, etc. Distance to the rail station in Dunboyne was given a double weighting in the assessment in the interests of sustainability, to facilitate greater public transport usage and maximise the return on the significant public investment made in transport to serve the town. Table 11 details the results of this evaluation.

Table 12 details the outcome of the site evaluation and the lands included in Phase I which are prioritised for release during the lifetime of the Meath County Development Plan 2013-2019. The timeline for release, if appropriate, of lands in Phase II will be considered post 2019 in accordance with the relevant Meath County Development Plan in place at that time.

Table 10: Residential sites for evaluation in Dunboyne

Location		Site Size
1	Town centre zoned land	0.561 ¹
2	Navan Road	8.22
3	North of railway station	7.35
4	Adjoining railway station	6.7
5	South Station Road	2.32
6	Castlefarm & Clonee townland	8.99
7	Rooske Road	22.97
8	South Dunboyne Castle	0.79
9	Maynooth Road	4.82
10	Northwest of Court Hill	3.74

Table 11: Outcome of Residential Land Evaluation

Site	1	2	3	4	5	6	7	8	9	10
Proximity to Town Centre	1	2	4	3	3	4	5	2	1	2
Proximity to Rail Station (double weighting)	8	10	4	2	4	4	10	8	8	8
Proximity to Primary Education	2	3	3	3	2	3	3	2	1	2
Proximity to Post Primary Education	2	3	3	2	2	3	4	3	2	3
New Roads Required	2	1	5	1	1	5	1	1	1	5
Infill Site	1	5	5	5	5	5	5	1	5	3
Built Heritage	3	1	1	1	1	1	1	2	1	3
Total Score	16	25	25	17	16	25	29	19	19	26
Ranking Position	1	6	6	3	1	6	10	4	4	9

Table 12: Residential Land Phasing

Site Name	Zoning	Land Area	Density	Potential Yield	Rank	Phase
1	B1	0.561	50	28	Joint 1st	I
5	A2	2.32	50	116	Joint 1st	I
4	A2	6.7	50	335	3rd	I
8	A2	0.79	30	24	Joint 4th	I
9	A2	4.82	45	217	Joint 4th	I
2	A2	8.22	42	345	Joint 6th	I
3	A2	7.35	50	368	Joint 6th	I
6	A2	8.99	50	450	Joint 6th	I (Partial)*
10	A2	3.74	40	150	9	II
7	A2	22.97	40	919	10	II

*3 hectares of land in this parcel are included in Phase 1.

The potential yield set down in Table 12 is based on the densities set out for each land parcel. These were determined taking into account the site location and proximity to the rail station, the Meath County Development Plan 2013-2019 (Table 2.4) and Government policy.

¹ This figure represents 30% of the site size, taking into account that the site is zoned for town centre using and residential development would be an ancillary component of development on these lands.

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 in Phase I ranked numbered 1-6 inclusive is 1,582 no units and the total area of available land is 34 hectares.

3.0 Flood Risk Assessment

In order to ensure that flood risk was considered as part of preparing the land use zoning objectives map for each urban centre, Meath County Council has undertaken a suitably detailed Flood Risk Assessment. This assessment builds on that undertaken as part of preparing the Meath County Development Plan 2013 – 2019 and published as Appendix 6 to Volume I.

The Flood Risk Assessment undertaken thus far to inform Variation no. 2 to the Meath County Development Plan 2013 – 2019 involved the following tasks to be completed/updated for each urban centre:

1. Undertake a flood risk assessment for the centres,
2. Undertake/review flood mapping (fluvial and tidal),
3. Review of land use zoning objectives and the application of the sequential approach and justification test;
4. Prepare a flood risk management plan, and;
5. Provide associated documents and plans.

The Strategic Flood Risk Assessment is included as Appendix 1 to Volume 5 of the Meath County Development Plan 2013 – 2019.

Dunboyne & Clonee are situated at the confluence of the Tolka River and a tributary that flows through Dunboyne itself. The Tolka and its tributaries are a source of significant flood history and risk in the area. The Tolka Flood Study was commissioned by Dublin City Council in association with Fingal County Council, Meath County Council and the Office of Public Works (OPW) in 2002. The recommendations for the flood relief scheme have now been constructed and protect a significant area in and around the Dunboyne and Clonee. When zoning land, consideration must be given to the undefended scenario (as stated in the Planning System and Flood Risk Management Guidelines). As such, development behind the flood defences will be subject to the Justification Test and this will limit development activity to building extensions and changes of use or redevelopment of existing sites. No undeveloped lands have passed the Justification Test and in line with the Planning Guidelines, there are no undeveloped lands identified with a land use zoning objective which would allow highly vulnerable or less vulnerable uses within Flood Zone A or B (other than for extant permissions). The extent of the existing flood defences are identified in Appendix I.

Specific policies and objectives which give effect to the recommendations of the Strategic Flood Risk Assessment as they apply to Dunboyne Clonee Pace as contained as part of this Written Statement. All future planning applications within the development envelop of Dunboyne Clonee Pace will be assessed against same.