

## Dunshaughlin

### 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> <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 &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.</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

<b>FR POL 1</b>	To manage flood risk and development in Dunshaughlin in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan.
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<b>FR POL 2</b>	Where existing development in the development envelop is at potential risk of flooding (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.
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<b>FR POL 3</b>	Any amenity walkway proposed along the Broadmeadow River shall be subject to the undertaking of an appropriately detailed Flood Risk Assessment which will inform the necessary planning consent and which should not generally increase existing ground levels within these flood risk zones.
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#### Land Use

<b>LU POL</b>	<p><b>Neighbourhood Centre</b></p> <p>To provide a neighbourhood centre of appropriate scale to serve the local retail catchment.</p>
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### 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 Braodmeadow.
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**Land Use**

<b>LU OBJ 1</b>	To provide a site of 0.4 hectares (1 acre) in extent for public open space on the lands identified with an A2 'New Residential' land use zoning objective immediately east of Dunshaughlin Business Park, which lands do not presently have the benefit of an extant planning permission. This shall be in addition to the provision of 15% of the overall site area for public open space as required pursuant to Section 11.2.2.2 Houses in Volume I of the County Development Plan.
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## ***Dunshaughlin 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 319 no. units (which include 50% headroom) to Dunshaughlin over the lifetime of the Plan. Table 13 is an extract from Table 2.4 of the Core Strategy as it relates to Dunshaughlin.

**Table 13: Housing Allocation and Zoned Land Requirements for Dunshaughlin**

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)
319	35	9.1	62.9	1.9	64.9	55.7

According to Table 2.5 of the County Development Plan, there were 784 no. units with planning permission in Dunshaughlin at the time of preparation of the Meath County Development Plan 2013-2019.

It is clear from Table 13 that there was a significant excess of residentially zoned land contained in the Local Area Plan for Dunshaughlin as adopted in 2009 in comparison to that now required to satisfy the household allocation now provided. The Dunshaughlin 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 achieve this consistency, an evidence based approach was developed to evaluate the land 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 allocation of 319 no. units provided for under the Core Strategy of the 2013 – 2019 County Development Plan. It should be noted that there is headroom of 50% already included in the household allocations and thus there is no justification for the release of any additional lands over and above those specified in Table 16 and illustrated on the land use zoning objectives map for Dunshaughlin. The requirement for any further release of residential zoned land in Dunshaughlin 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 14. The location of these lands is illustrated on the maps in Appendix 2 to Volume 5 (Residential Land Evaluation Maps).

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 2013 – 2019 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 identified as being at risk from flooding as shown on the flood risk mapping. This related to one area to the west of the development boundary adjoining the M3 Interchange. The evaluation also excluded all sites with the benefit of an extant permission and sites less than 0.5 hectares in size.

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, and;
- 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.

Distance to the town centre, bus stops, and to schools (primary and post primary) was calculated on the basis of walking distance from the sites. The town centre was taken to be the junction of Main Street and Maelduin Road. The locations of the schools relative to the sites are illustrated in Appendix 2.

The scoring system is based on a grading system of 1 through to 5 from the particular criterion (i.e. the town centre, educational building, etc), with the scores being awarded based on distance from a particular facility or point. The lower the score, the more preferable a site will perform for a category. Based on the cumulative performance through each the categories all sites were given a ranking to determine its suitability for development based on a sequential approach. The scoring detail is also explained on each individual map.

**Table 14: Description of individually zoned available sites evaluated**

	Location	Land Area (hectares)
<b>Site A</b>	Lands northwest of Dunsany Road roundabout	3.69 ha
<b>Site B</b>	Lands to the east of the R125 Motorway Link Road	3.41 ha
<b>Site C</b>	Lands to the east of the R125 Motorway Link Road roundabout	3.38 ha
<b>Site D</b>	Lands at Mabestown west of Manor Court housing development	4.50 ha
<b>Site E</b>	Lands south of Seachnall House adjoining the R147	3.14 ha
<b>Site F</b>	Lands adjoining the R147 southeast of the town	9.61 ha (7.69 ha is A2)
<b>Site G</b>	Lands east of Dunshaughlin Business Park	9.24 ha (8.58 ha is A2/B1)
<b>Site H</b>	Lands east of Maelduin along the Lagore Road	3.87 ha
<b>Site I</b>	Lands northeast of Lagore Crescent	0.86ha
<b>Site J</b>	Lands East of St. Seachnalls Street	5.46 ha (4.76 ha is A2)
<b>Site K</b>	Lands south of the R125 Ratoath Road	6.85 ha (6.62ha is A2)

**Table 15: Evaluation of individually zoned available sites for residential development**

Site Name	Site A	Site B	Site C	Site D	Site E	Site F	Site G	Site H	Site I	Site J	Site K
Proximity to Town centre	5	4	4	3	3	3	3	3	3	2	3
Proximity to Education	3	3	3	3	3	3	3	4	4	3	3
Served by Public Transport Corridor	4	5	5	5	1	2	3	4	3	2	3
New Roads Required	1	1	1	3	1	3	5	1	5	1	3
Infill Opportunity	5	5	5	5	5	3	5	5	5	3	5
Total	18	18	18	19	13	14	19	17	20	11	17
<b>Rank</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>9</b>	<b>2</b>	<b>3</b>	<b>9</b>	<b>4</b>	<b>11</b>	<b>1</b>	<b>4</b>

**Table 16: Yield and Rank of residential lands evaluated**

Site	Zoning	Land Area (ha)	Density	Yield	Rank	Phase
Site J	A2	4.76ha	30	143	1	I
Site E	A2	3.14 ha	30	103	2	I
Site F*	A2	7.69ha	30	231	3	I
Site H	A2	3.87ha	30	116	4	II
Site K	A2	6.62 ha	30	199	4	II
Site A	A2	3.69ha	30	111	6	II
Site B	A2	3.41ha	30	102	6	II
Site C	A2	3.38 ha	30	101	6	II
Site D	A2	4.50ha	30	135	9	II
Site G	A2/B1	8.58ha	30	257	9	II
Site I	A2	0.86 ha	30	26	11	II
Site J	A2	4.76ha	30	143	1	I

[**Note:** The zonings above relate to the land use zoning objectives from the 2009 Local Area Plan prior to amendment.]

\*Due to the overall land area of Site F, only 2.73 ha of this site is within Phase I of the Order of Priority in order to comply with the household allocation of 319 units identified for Dunshaughlin in the Meath County Development Plan 2013 – 2019.

Following the evaluation, it was found that sites J, E and F scored the highest and have the potential to accommodate approximately 319 units on an assumed density of 30 - 35 units per hectare as provided for in Table 2.4 of the County Development Plan 2013 - 2019. Therefore these sites are prioritised for release during the lifetime of the Meath County Development Plan 2013-2019. All other lands with the benefit of a residential land use zoning objective are identified as Phase II (Post 2019) and are not intended for release within the life of this Development Plan. 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.

In relation to Site F, part of these lands (2.73 hectare) is indicated to be in Phase I Order of Priority. The site includes an area of F1 'Open Space' which will act as a green buffer area between the future residential area and the adjoining E2 'General Enterprise & Employment' zoned lands to the west. In addition, an area of 0.4 hectares dedicated to public open space within the residential scheme shall be provided reflecting the additional area of open space previously identified on the land use zoning objectives map. The precise layout and design of this open space shall be determined during the development management process. This area of dedicated open space shall be additional to the normal requirements as specified in the Development Management Guidelines contained in Volume I of the County Development Plan.

### 3.0 Employment Land Evaluation

The Economic Development Strategy for County Meath is set out in Chapter 4 of the Meath County Development Plan 2013 – 2019. The overall strategy identifies a number of Core Economic Areas where specific employment growth is to be channelled during the Development Plan period. This is consistent with the Regional Planning Guidelines policy to support the improvement of job ratio levels in each of the constituent local authorities of the region. Section 4.2 of the County Development Plan provides an assessment of the quantum of available zoned employment land that is available across the individual towns in the county including Dunshaughlin. Table 4.1 of the County Development Plan highlights that there are currently 48.98 hectares of lands identified with an E2 'General Enterprise and Employment' land use zoning objective in Dunshaughlin, which is primarily located on the southern end of the town.

In addition, Table 4.2 of the sets out a hierarchy of economic centres and target sectors for employment growth in each settlement. Dunshaughlin is grouped with Trim, Kilcock and Ratoath as being a 'District Employment Centre'. These towns should provide for the employment needs of their urban area as well as their rural hinterland. The County Development Plan identifies 'Manufacturing' type industries as the main target sector of employment growth for Dunshaughlin. Notwithstanding the content of Table 4.2, new development that relate to other sectors, not specified in Table 4.2, will be considered in each level of the settlement hierarchy, and will be assessed against the land use zoning objective, appropriateness of their scale, size and compatibility with the area.

The Dunshaughlin economic development strategy seeks to create, in as much as a Development Plan can, conditions to attract employment and employers to the town. The objective is to avoid a scenario where population continues to grow but the commensurate level of employment is not generated. In so doing, the degree of commuting currently experienced in Dunshaughlin can be reversed, the town will be energized as employment is provided locally and more money is retained in the local economy because of expenditure on goods and services.

The primary focus of enterprise and employment uses in Dunshaughlin has been to the south east of the town, Dunshaughlin Business Park. There is an area of almost 7 hectares within the estate that remains available noting that this area presently comprises primarily playing pitches for Dunshaughlin Youths Soccer Club.