

Ratoath

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 Ratoath in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan.

FR POL 2 Where existing development in the development envelop is at potential risk of flooding A1 '*Existing Residential*, B1 '*Town Centre*' & G1 '*Community Infrastructure*' 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.

FR POL 3 Any future planning applications lodged with respect to area to the east of Ratoath (Framework Plan 1) bordering the River Broadmeadow 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 "*The Planning System and Flood Risk Management Guidelines for Planning Authorities*" (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. Any Flood Risk Assessments carried out shall include for consideration of the residual flood risk related to blockage from Moulden Bridge.

FR POL 4 Development located in areas with the benefit of existing flood defences as identified on the land use zoning objectives map shall be limited to extensions, change of use and reconstructions.

FR POL 5 Any amenity walkways 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.

Objectives

Flood Risk

FR OBJ	To seek to implement the recommendations of the Fingal East Meath Flood Risk Assessment and Management Study (FEMFRAMS) as applicable to the River Broadmeadow to include, inter alia, that the existing culverts of the river and associated tributary through Ratoath, and in particular at Moulden Bridge, are maintained and kept clear of obstructions at all times.
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Land Use

FP OBJ 1	<p>Master Plan 1</p> <p>To identify lands for commercial purposes on the R125 Ashbourne Road. This area shall provide for a mix of commercial and local retail services and include the reservation of a 1 acre site for an enterprise centre (of appropriate design) to be developed by Meath Local Enterprise Office. Any planning application made for development on these lands shall be accompanied by a Framework Plan detailing development proposals for the full extent of the lands. This shall include details of the overall site and building layout for the lands, building height and design principles, mix of uses for the site, traffic impact assessment and management proposals and service arrangements. The first phase of development with the exception of the residentially zoned lands shall include the construction of the adjoining section of the Ratoath Outer Relief Road. Notwithstanding the zoning matrix an enterprise centre and car sales/repair uses shall be permitted in principle, subject to compliance with relevant planning criteria, on the subject lands.</p>
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FP OBJ 2	To proactively encourage the reuse of existing buildings at Raystown for small and medium sized industries.
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FP OBJ 3	<p>Master Plan 2</p> <p>To encourage the development of lands at Raystown for general enterprise and industrial purposes to provide for small and medium sized industries to develop in accordance with an approved Master Plan which shall be agreed with the Executive of the Planning Authority and shall accompany any planning application on the lands and subject to the provision of necessary physical infrastructure (<i>'General Enterprise & Employment'</i> land use zoning objective applies). This area shall also include the reservation of a 1 acre site for the provision of a civic amenity site. The Master Plan shall include details of the overall site and building layout for the lands, building height and design principles, landscaping, mix of uses for the site, traffic impact assessment and management proposals and service arrangements.</p>
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FP OBJ 4	<p>Framework Master Plan 3</p> <p>To identify lands off the Fairyhouse Road to provide for employment generating uses in accordance with Master Plan which shall be agreed with the Executive of the Planning Authority and shall accompany any planning application on the lands. subject to the provision of necessary physical infrastructure (<i>'General Enterprise & Employment'</i> land use zoning objective applies). The development of these lands shall also provide for reservation of a 4 acre site for the provision of a swimming pool site and include the re-alignment of the Fairyhouse Road and provision of footpaths, cycleway and public lighting along the road frontage of the site. Any planning application made for development on these lands shall be accompanied by a Master Plan detailing development proposals for the full extent of the lands. This shall include details of the overall site and building layout for the lands, building</p>
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height and design principles, landscaping, mix of uses for the site, traffic impact assessment and management proposals and service arrangements. The development of these lands shall be on a phased basis with the reservation of the swimming pool site forming part of the first phase.

Commercial, Economic and Retail

CER OBJ 1 To support the Fairyhouse Racecourse complex as a key contributor to the economic sector in Ratoath and to facilitate and support its continued expansion.

CER OBJ 2 To support the Tattersalls complex as a key contributor to the economic sector in Ratoath and to facilitate and support its continued expansion.

CER OBJ 3 To promote the development of high quality hotel and ancillary facilities, especially those facilities which provide conference and leisure facilities on lands at Newtown to the south of Ratoath.

Ratoath 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 239 no. units (which include 50% headroom) to Ratoath over the lifetime of the Plan. Table 17 is an extract from Table 2.4 of the Core Strategy as it relates to Ratoath.

Table 17: Housing Allocation and Zoned Land Requirements for Ratoath

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)¹	Total Available Zoned Land (ha)	Deficit / Excess (ha)
239	25	9.6	23.3	3.0	26.3	16.7

According to Table 2.5 of the County Development Plan, there were 311 no. units with planning permission in Ratoath at the time of preparation of the Meath County Development Plan 2013-2019.

It is clear from Table 17 above that there was an excess of residential zoned land contained in the Local Area Plan for Ratoath as adopted in 2009 in comparison to that now required to satisfy the household allocation provided for in the Core Strategy. The Ratoath 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. Thus an evaluation of the residential zoned lands was carried out in order to establish an order of priority to govern the release of those lands.

2.0 Residential Land Evaluation

The amended land use zoning objectives map has identified the lands required to accommodate the household allocation of 239 no. units provided for under the Core Strategy. It should be noted that there is headroom already 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 17 and illustrated on the zoning map for Ratoath. The requirement for any further release of residential zoned land in Ratoath 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 18. The location of these lands is illustrated on the maps in Appendix 2 to Volume 5 (Residential Land Evaluation Maps).

The land evaluation that took place in Ratoath is based on a sequential approach to urban expansion. This ensures that development will be directed in the first instance to lands closest to the town centre and adjacent to the built up area of the town. Appendix 2 includes a map which illustrates this sequential approach. The sites that were evaluated are detailed in Table 18 while Table 19 details the yield from lands included for release in Phase I. 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.

¹ 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.

Table 18: Description of individually zoned available sites evaluated

Site	Location	Hectares
A	West of R155 (northern side of Ratoath)	2.77
B	North of Main Street	1.36
C	North of R125	2.3
D	East of Fox Lodge Manor	1.41
E	South of R125	1.34
F	Framework Plan lands south of R125	7.64
G	South of Ratoath Community College	0.63
H	East of R155 (southern side of Ratoath)	7.48

The potential yield set down in Table 19 is based on a density of 25 units per hectare in accordance with the Meath County Development Plan 2013-2019 (Table 2.4 refers). 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 239 no. units and the total area of available land is 10.16 hectares (based on 30% of the land in site F being available for residential purposes).

Table 19: Yield residential lands evaluated

Site	Zoning	Land Area (ha)	Density	Yield	Phase
A	A2 & A1	2.77	25	82	I
B	A2	1.36	25	34	I
C	A2	2.3	25	57	I
F	Framework Plan Lands	7.64	25	51	I
G	A2	0.63	25	15	I
D	A2	1.41	25	35	II
E	A2	1.34	25	33	II
H	A2	7.48	25	187	II