

# Proposed Amendments to the Draft Meath County Development Plan 2013 - 2019

## Strategic Environmental Report

## Appropriate Assessment

## Volume 4



October 2012



comhairle chontae na mí  
meath county council





# Strategic Environment Assessment



## Draft Meath County Development Plan 2013-2019

### SEA/AA Screening of Amendments to Draft Plan



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### Contents Amendment Record

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## 1.0 INTRODUCTION

The Draft Meath County Development Plan 2013-2019, together with accompanying Environmental Report (Strategic Environmental Assessment (SEA)) and Natura Impact Statement (Appropriate Assessment (AA)), was put on public display from Friday 25th May 2012 to Friday 3rd August 2012.

Written submissions or observations with respect to the Draft Development Plan and/or Environmental Report and/or Appropriate Assessment were invited from members of the public and other interested parties. These included submissions from members of the public, government bodies, non-governmental organisations (NGOs) and statutory consultees.

Following the consultation period the Manager prepared a report (Manager's Report) on the observations/submissions received during the display period, together with a series of recommendations (Manager's Recommendations) on proposed amendments to the Draft Plan and submitted it to the Elected Members for consideration.

The Manager's Report, together with a SEA/AA screening of each proposed amendment, was considered by the Elected Members of Meath County Council at a Special Planning meeting on the 24<sup>th</sup> of September 2012.

This report addresses the SEA/AA consequences, where any, of the outcome of the consideration at that meeting of the Manager's Report and Recommendations, together with the SEA/AA consequences of any further Elected Members' Motions as made on the Draft Plan on that date.

Content of the Draft Plan that does not comprise policies or objectives is not within the scope of the SEA/AA and therefore was not evaluated in the initial Environmental Report or Natura Impact Statement. Similarly, proposed amendments to such content are generally not considered in this report.

Where supporting text, referred to in policies is being amended and where such amendments would change the evaluation provided in the Environmental Report or Natura Impact Statement, then such amendments are considered.

This document includes screening for both significant impacts in terms of both SEA and Appropriate Assessment (AA). Where a comment is being made in the context of AA, this has been noted separately in the text.

## 2.0 MANAGER'S RECOMMENDATIONS

### Screening of Significant Effects

This section identifies the environmental consequences of the Manager's Recommendations to the Draft Meath County Development Plan which were put before the Elected Members of Meath County Council on special planning meeting on the 24<sup>th</sup> September 2012.

This report refers to the Manager's Recommendations as agreed at the meeting of the 24th of September 2012 and the minute thereof. While new objectives and/or policies and any subsequent re-numbering are referred to this report, assignment of new objective and/or policy reference numbers is not reflected in the report. Please refer to Draft Meath County Development Plan 2013-2019 (as Amended) for all such re-ordering and referencing.

In the following sections (and except where otherwise noted) text in normal black is unchanged in the Written Statement of the Draft Meath County Development Plan 2013-2019. Text to be added under Manager's Recommendation is shown as **bold**. Text to be removed under Manager's Recommendation is shown as ~~strikethrough~~. General descriptive comments on the nature, location, etc. of Manager's Recommendations are in *italic blue text*.

Comments on SEA and/or AA Screening are in *red italic* text.

## 2.1 CHAPTER 1: INTRODUCTION

### MANAGER'S RECOMMENDATION 1.1

#### 1.8 Myplan.ie

**Myplan.ie is an initiative of the Department of the Environment, Community and Local Government on behalf of each of the 88 planning authorities across the country. It is a free and easy to use public information system about development ad local area plans and also provides other information which is relevant to planning decision-making (census, heritage sites, patterns of housing development etc). Information is available on the website regarding land use plans in County Meath, which has been supplied by Meath County Council. Myplan.ie is a valuable resource for the public and people working in the area of planning and it is the intention of Meath County Council to continue to contribute information to this website. Information on planning in Meath is also available on the Council's website at [www.meath.ie](http://www.meath.ie)**

### MANAGER'S RECOMMENDATION 1.2

#### Section 1.6

The preparation of the Draft Development Plan has been influenced by a number of strategic international, national, regional and local documents as illustrated overleaf in Figure 1.1. Appendix 2 details some of the considerations from key policy documents for the preparation of this Plan. **These include the mandatory objectives for Development Plans that are set out in the Planning and Development Acts 2000-2011.**

### MANAGER'S RECOMMENDATION 1.3

In addition, as a Planning Authority within the Greater Dublin Area, Meath County Council's County Development Plan must be consistent with the transport strategy of the National Transport Authority and it must be consistent with the Regional Planning Guidelines for the



Greater Dublin Area<sup>1</sup>. Finally, this County Development Plan must have regard to the Development Plans of adjoining authorities. **The local authorities adjoining County Meath are Louth, Kildare, Westmeath, Monaghan, Cavan, Offaly and Fingal.**

**MANAGER’S RECOMMENDATION 1.4**

**Footnote 1: The counties in the Greater Dublin Area are Meath, Kildare, Wicklow, Dublin City, Fingal, South Dublin and Dun Laoghaire Rathdown.**

**SEA / AA Screening**

*The proposed amendments (1.1 to 1.4) do not materially affect the overall assessment and conclusion contained within the SEA Environmental Report. The proposed changes will therefore result in a neutral impact. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

**2.2 CHAPTER 2: CORE STRATEGY**

**MANAGER’S RECOMMENDATION 2.1**

Section 2.3.2 Future Population Growth

Although the overall housing requirement including headroom amounts to 23,940 units, the extent of committed units (i.e. units for which planning permission has been granted but which have not yet been built) must be taken into account. Meath County Council estimate that approximately 10,998 committed units were approved at the end of 2011. The downturn in the housing market suggests that a significant quantity of schemes permitted will not proceed to construction and it is considered reasonable to allow for this in estimating committed units. Therefore, it is proposed to subtract 30% of the 10,998 committed unbuilt units from the overall committed units, i.e. 3,299 units. This would bring committed units to 7,699. The housing allocation for the lifetime of the Development Plan therefore amounts to ~~16,241~~ **12,942** taking into account the committed units.

*It was noted to reflect in text amendments referred in latest census data.*

**SEA / AA Screening**

*The reduction in allocation of housing units over the lifetime of the plan will lessen the potential impact on critical infrastructure within and beyond the county such as water services. However, while this proposed amendment is considered to reduce potential environmental adverse impacts, the overall affect on the conclusions presented in the environmental report remain unchanged. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

**MANAGER’S RECOMMENDATION 2.2**

*Replace 2.4 (i.e. Table 2.4) with the following table:*

	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)
Large Growth Town I							
Navan*	<b>3,984</b>	45	88.5	240.5	13.9	254.4	165.9
Drogheda Environs	<b>857</b>	43	19.9	157.2	1.8	159.1	139.1
Large Growth Town II							
Dunboyne	<b>1,494</b>	45	33.2	88.6	1.19	89.8	56.6

Maynooth	199	35	5.7	9.5	0.85	10.4	4.7
Moderate Sustainable Growth Towns							
Ashbourne	637	35	18.2	39.5	0.3	39.7	21.5
Trim	518	35	14.8	108.4	3.3	111.7	96.9
Kells	518	35	14.8	75.7	7.1	82.7	67.9
Dunshaughlin	319	35	9.1	62.9	1.9	64.9	55.7
Kilcock	398	35	11.4	63.5	0.0	63.5	52.1
Small Town							
Athboy	319	25	12.7	34.3	0.4	34.7	22.0
Bettystown/Laytown/ Mornington East	80	25	3.2	106.4	7.4	113.8	110.6
Duleek	239	25	9.6	34.6	0.6	35.2	25.7
Enfield	319	25	12.7	35.6	2.3	37.9	25.2
Oldcastle	319	25	12.7	25.9	1.3	27.2	14.5
Ratoath	239	25	9.6	23.3	3.0	26.3	16.7
Stamullen	80	25	3.2	20.9	1.4	22.3	19.1
Villages							
Ballivor	60	20	3.0	24.7	0.9	25.6	22.6
Carlanstown	40	20	2.0	10.5	0.6	11.0	9.0
Carnaross	20	20	1.0	1.7	0.6	2.2	1.2
Clonard	20	20	1.0	8.5	1.1	9.6	8.6
Clonee	84	35	2.4	1.2	0.0	1.2	-1.2
Crossakiel	20	20	1.0	3.1	0.3	3.5	2.5
Donore	20	20	1.0	12.1	0.6	12.7	11.7
Drumconrath	60	20	3.0	17.4	0.0	17.4	14.4
Gibbstown	20	20	1.0	9.4	0.6	10.0	9.0
Gormonston	20	20	1.0	52.7	0.0	52.7	51.7
Julianstown	24	20	1.2	1.8	0.1	1.9	0.7
Kenstown	60	20	3.0	9.4	0.2	9.7	6.7
Kilbride	20	20	1.0	8.7	0.4	9.1	8.1
Kildalkey	20	20	1.0	11.1	0.1	11.2	10.2
Kilmainhamwood	20	20	1.0	4.4	0.1	4.5	3.5
Kilmessan	159	35	4.6	5.7	0.0	5.7	1.2
Longwood	40	20	2.0	20.9	0.4	21.3	19.3
Mornington/Donacarney	20	20	1.0	28.2	0.8	29.0	28.0
Moynalty	20	20	1.0	9.0	0.1	9.2	8.2
Nobber	60	20	3.0	13.7	0.1	13.8	10.8
Rathcairn	40	20	2.0	12.8	0.6	13.3	11.3
Rathmolyon	20	20	1.0	10.2	0.5	10.7	9.7
Slane	120	20	6.0	10.3	0.5	10.7	4.8
Summerhill	120	20	6.0	12.9	0.0	12.9	7.0
Rural Housing	1,320						
Total	12,942		329.4	1682.0	60.48	1497.8	1,153

\*As per the Guidance Note on Core Strategies (DoEHLG 2010) the SDZ at Clonmagadden has not been included in the figure for residential zoned land in Navan.

\*\*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 which relate to town and village centre sites and edge of centre sites.

**SEA / AA Screening**

See response to Manger's Recommendation 2.1 above.

**MANAGER'S RECOMMENDATION 2.3**

Replace Table 2.5 with the following table:

Urban centre	Committed Unbuilt Units	Household Allocation 2013-2019*
<b>Large Growth Town I</b>		
Navan	786	<b>3,984</b>
Drogheda Environs	1,653	<b>857</b>
<b>Large Growth Town II</b>		
Dunboyne	113	<b>1,494</b>
Maynooth	0	<b>199</b>
<b>Moderate Sustainable Growth Town</b>		
Ashbourne	1,356	<b>637</b>
Trim	912	<b>518</b>
Kells	349	<b>518</b>
Dunshaughlin	784	<b>319</b>
Kilcock	0	<b>398</b>
<b>Small Town</b>		
Athboy	159	<b>319</b>
Bettystown / Laytown / Mornington East	1,077	<b>80</b>
Duleek	160	<b>239</b>
Enfield	31	<b>319</b>
Oldcastle	9	<b>319</b>
Ratoath	311	<b>239</b>
Stamullen	262	<b>80</b>
<b>Village</b>		
Ballivor	2	<b>60</b>
Carlanstown	22	<b>40</b>
Carnaross	0	<b>20</b>
Clonard	90	<b>20</b>
Clonee	601	<b>84</b>
Crossakiel	38	<b>20</b>
Donore	4	<b>20</b>
Drumconrath	0	<b>60</b>
Gibbstown	0	<b>20</b>
Gormonston	0	<b>20</b>
Julianstown	12	<b>24</b>
Kenstown	6	<b>60</b>
Kilbride	0	<b>20</b>
Kildalkey	6	<b>20</b>
Kilmainhamwood	0	<b>20</b>
Kilmessan	39	<b>159</b>
Longwood	70	<b>40</b>
Mornington / Donacarney	420	<b>20</b>
Moynalty	0	<b>20</b>

Nobber	0	60
Rathcairn	1	40
Rathmolyon	120	20
Slane	44	120
Summerhill	82	120
Rural Houses	1,479	1,320
<b>Total</b>	<b>10,998</b>	<b>12,942</b>

\* Note that headroom of 30% has been included in these figures, as per the 'Development Plans Guidelines for Planning Authorities.'

**SEA / AA Screening**

See response to Manger's Recommendation 2.1 above.

**MANAGER'S RECOMMENDATION 2.4**

Section 2.3.4 (Guidelines for the Review of Local Area Plans/Development Plans)

Add new bullet point stating:

The location and scale of existing permissions in the particular town or village.

**SEA / AA Screening**

The proposed amendment presents no issue for the SEA or the AA.

**MANAGER'S RECOMMENDATION 2.5**

Section 2.4.2 Retail

Delete Table 2.6 and replace it with the following table:

Level	Centre	Retail Hierarchy
Level 1	N/A	
Level 2	Major Town Centres and County Town Centres	Navan
Level 3	Town And/Or District Centres and Sub County Town Centres	Ashbourne, Dunboyne*, Dunshaughlin, Kells, Trim, Laytown/Bettystown, Enfield
Level 4	Neighbourhood centres, local centres – small towns and villages	Various
Level 5	Corner Shops/small villages	Various
Other		Drogheda Environs

\* Dunboyne will gradually develop over the next 20 years towards a First-Tier Level 2 Centre in recognition of the status affirmed in the Retail Strategy for the Greater Dublin Area

**SEA / AA Screening**

The proposed amendment presents no issue for the SEA or the AA.

## **MANAGER'S RECOMMENDATION 2.6**

### 2.4.2 Retail

The comprehensive survey (household and shopper) undertaken as part of the County Retail Strategy highlights continued significant levels of comparison expenditure leakage from the County from the settlements in the east and south east. There remains considerable scope for improvement in the retail offer of the county. In particular, there is considerable scope for the further enhancement of higher order comparison shopping facilities within Navan and Tier-2 Level 3 centres. This is of key importance if the county's performance and attractiveness for living, working, visiting and investment is to be sustained.

The County Retail Strategy identifies Core Retail Areas for the first Level 2 and second-tier Level 3 centres within the County Retail Hierarchy and also identifies a number of Opportunity Sites within each town which are considered to be suitable locations for retail development. New retail development should be located within or close to these identified core retail areas where possible.

### **SEA / AA Screening**

*The proposed amendment presents no issue for the SEA or the AA.*

## **MANAGER'S RECOMMENDATION 2.7**

### 2.6 Infrastructure and Supporting Services

Map 6.1 illustrates key transport corridors and networks in Meath. **There are a number of national primary and secondary road routes which pass through Meath including the M1, M/N2, M/N3, M4, M6, N51 and N52. These routes, particularly the national primary roads and Dublin - Belfast Economic Corridor, have had a significant impact on development patterns and pressures in the county, as evidenced by the attractiveness of towns on the national routes close to Dublin as commuting centres. Meath also benefits from the Dublin-Belfast railway line passing through the east of the county, the Dublin – Sligo railway line passing through the south of the county and the Navan – Drogheda – Dublin Port Rail Freight Line. Significant investment has been recently made in constructing Phase I of the Navan-Dublin rail line, which presently terminates at Pace providing park and ride facilities there and a station serving Dunboyne town. The current development Plan contains an R1 zoning to facilitate the completion of the line to Navan. The County is also served by the Navan – Kingscourt disused rail line which is being promoted as a 'Green way'.**

The Development Plan strategy has sought to complement and support the aims of higher level policy documents in the area of transport, particularly 'Smarter Travel' and the draft NTA 'Greater Dublin Area Transport Strategy 2011-2030'. The key aims of these documents include reducing travel demand, maximising the efficiency of the transport network, reducing reliance on fossil fuels, reducing transport emissions, improving accessibility to transport, adopting a hierarchy of transport users with pedestrians, cyclists and public transport users at the top of the hierarchy and considering land use planning and transport planning together.

These have been incorporated into the Development Plan through the inclusion of broader strategic objectives in addition to more detailed policy and specific objectives. For example, at a strategic level, core principle 5 aims to "encourage mixed use settlement forms and sustainable centres, in which employment, housing and community services are located in close proximity to each other and to strategic public transport corridors." This will assist in reducing the overall need to travel and promoting and increasing accessible to public transport as espoused at national and regional policy level. Core principle 6 supports the creation of a compact urban form

in all settlements in Meath which again will reduce the need to travel and facilitate sustainable modes of transport such as walking and cycling.

More specifically geared towards transport are core principles 9 and 10 which seek to consolidate population growth and employment in areas best served by public transport and a range of transport modes and to promote and support the integration of land use and transport and a modal shift to greater use of sustainable modes of transport, including public transport, walking and cycling, respectively. In chapter 6 (Transport) policy TRAN SP 2 reinforces this through the promotion of sustainable forms of transport. Section 6.6 of the Development Plan addresses the integration of land use and transport and is supported by policy TRAN SP 1.

Other more specific elements of the draft NTA strategy have also been included in the Development Plan e.g. section 6.7 addresses the preparation of transport plans for Navan, the Drogheda Environs, Dunboyne, Kells, Trim, Ashbourne and Dunshaughlin which are required under the Draft NTA Transport Strategy and the car parking standards of the strategy have been replicated in the development management standards of the Development Plan.

### **SEA / AA Screening**

*The proposed amendment presents no issue for the SEA or the AA.*

### **MANAGER'S RECOMMENDATION 2.8**

Section 2.7 Rural Areas

*Insert the following after 'Area 1 - Rural Areas under Strong Urban Influence':*

The policies for this area, as set out in Chapter 10 (Rural Development) include:

RD POL 1	To ensure that individual house developments in rural areas satisfy the housing requirements of persons who are an intrinsic part of the rural community in which they are proposed, subject to compliance with normal planning criteria.
RD POL 2	To facilitate the housing requirements of the rural community as identified while directing urban generated housing to areas zoned for new housing development in towns and villages in the area of the development plan.
RD POL 3	To protect areas falling within the environs of urban centres in this Area Type from urban generated and unsightly ribbon development and to maintain the identity of these urban centres.

*Insert the following after 'Area 2 - Strong Rural Areas'*

The policies for this area, as set out in Chapter 10 (Rural Development) include:

RD POL 4	To consolidate and sustain the stability of the rural population and to strive to achieve a balance between development activity in urban areas and villages and the wider rural area.
RD POL 5	To facilitate the housing requirements of the rural community as identified while directing urban generated housing to areas zoned for new housing development in towns and villages in the area of the development plan

*Insert the following after 'Area 3 - Low Development Pressure Areas'*



The policy for this area, as set out in Chapter 10 (Rural Development) include:

CS OBJ 17	To support rural communities through the identification of lower order centres including small towns, villages and graigs to provide more sustainable development centres in the rural areas.
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**SEA / AA Screening**

*The proposed inclusion of the above policies and objective provide significant clarity in relation to rural development. They are therefore considered beneficial in terms of transparency; however they do not materially alter the conclusions of the SEA as detailed in the Environmental Report or the AA as detailed in the Natura Impact Report.*

**MANAGER'S RECOMMENDATION 2.9**

*Switch the figures for residential zoned land and mixed use residential for Trim and Dunshaughlin stated in Table 2.4 (see proposed revised table in section 3.2)*

**SEA / AA Screening**

*The proposed amendment presents no issue for the SEA or the AA.*

**MANAGER'S RECOMMENDATION 2.10**

*Revise the column heading in Table 2.4 to state Av. Net Density Applicable unit/ha (see proposed revised table in section 3.2)*

**SEA / AA Screening**

*The proposed amendment presents no issue for the SEA or the AA.*

**MANAGER'S RECOMMENDATION 2.11**

Section 2.3.3 Residential Zoned Land Provision

The Local Area Plans will need to be reviewed and amended where necessary to address the excess of residential zoning in order to ensure consistency between the household allocations, residential zoned land requirements and Local Area Plans and to ensure that the urban settlements in Meath develop in a planned and orderly manner according to the core strategy and settlement strategy outlined in Chapter 3. Meath County Council intends to publish variations to town and village Local Area Plans within one year of the adoption of the Meath County Development Plan 2013-2019 to ensure that they are consistent with the Development Plan, and particularly the settlement strategy, core strategy and household allocations outlined in Table 2.4. In total, Local Area Plans are in place for 40 individual urban centres across the County. The vast majority of these Local Area Plans are not required by statute as Section 19(1)(b) of the Planning and Development Acts 2000-2011 requires that a Local Area Plan must be made in respect of an area which:

- is designated as a town in the most recent census of population, other than a town designated as a suburb or environs in that census,
- has a population in excess of 5,000, and
- is situated within the functional area of a planning authority which is a county council.

In addition, according to Section 19 (1)(bb) of the Acts, notwithstanding paragraph (b) quoted above, a local area plan shall be made in respect of a town with a population that exceeded 1,500 persons (in the census of population most recently published before a planning authority makes its decision under subparagraph (i) except where



- (i) the planning authority decides to indicate objectives for the area of the town in its development plan, or
- (ii) a local area plan has already been made in respect of the area of the town or objectives for that area have already been indicated in the development plan.

In order to streamline the process of reviewing LAPs, Meath County Council intend to reduce the number of standalone LAPs and to incorporate objectives for the remainder of the urban centres into the County Development Plan. Local Area Plans are mandatory for Drogheda Environs, Dunboyne, Ashbourne, Laytown/Bettystown and Ratoath as their respective populations all exceeded 5,000 at the 2011 Census of Population. It is now proposed to retain LAPs for these centres and for Dunshaughlin. A new LAP is required for Laytown/Bettystown. The existing process of having a joint LAP for Dunboyne/Clonee/Pace will be maintained.

For all other centres, it is proposed to include objectives in the County Development Plan, i.e. Athboy, Gibbstown, Ballivor, Carlanstown, Carnaross, Clonard, Crossakiel, Donore, Donacarne/Mornington East, Drumconrath, Duleek, Enfield, Gormonston, Julianstown, Kentstown, Kilbride, Kilcock Environs, Kildalkey, Kilmainhamwood, Kilmessan, Longwood, Maynooth Environs, Moynalty, Nobber, Oldcastle, Rathcairn, Rathmolyon, Slane, Stamullen and Summerhill.

Following the adoption of the Meath County Development Plan 2013-2019, the centres for which LAPs are being retained will be amended to ensure that they adhere to the provisions of the new County Development Plan (demonstrating consistency with the core strategy, economic strategy etc.). For the remaining centres, detailed objectives and land use zoning objectives will be incorporated into the County Development Plan by variation, subject to the necessary amendments to ensure that they are consistent with the County Development Plan. Subsequently, the LAPs relating to these centres will be revoked.

Planning legislation requires that a Local Area Plan is amended within one year of a new Development Plan being made, where the Local Area Plan is no longer consistent with the Development Plan. Meath County Council intends to publish the variations to the town LAPS, a new LAP for Bettystown/Laytown and a variation to the County Development Plan to include zoning and development objectives for the remaining centres within one year of the adoption of the County Development Plan.

#### **SEA / AA Screening**

*The proposed inclusion of the above text will provide clarity on relevant issues for the Development Plan. It will not however alter the conclusion of the Environmental Assessment and no further consideration is required. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

#### **MANAGER'S RECOMMENDATION 2.12**

Any variation/amendment required as a result of this core strategy should be screened for the need to undertake Appropriate Assessment **and under the requirements of the SEA Directive.**

#### **SEA / AA Screening**

*The proposed amendment is supported by the SEA, however it is a mandatory requirement for such variation and therefore its inclusion is one of clarification. No affect on the environmental assessment will result. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

#### **MANAGER'S RECOMMENDATION 2.13**



“Applications for residential development on greenfield lands (i.e. ‘A’ zonings) in all centres listed in Table 2.1 shall be considered premature until such time as the variation/amendment of a Development Plan/Local Area Plan or adoption of a new plan required to ensure consistency with the settlement strategy and core strategy in this Plan is made. **This shall not apply to applications which concern changes to the design or layout of a scheme provided that no additional increase in units results. Any such application will be required to be consistent with the lifespan of the parent application (see also section 11.2 Residential Development) ....”**

**SEA / AA Screening**

*The proposed amendment presents no issue for the SEA or the AA.*

**MANAGER’S RECOMMENDATION 2.14**

~~CS OBJ 2 To publish variations to Local Area Plans within one year of the adoption of the Meath County Development Plan 2013-2019 to ensure that they are consistent with the Development Plan, and particularly the settlement strategy, core strategy and household allocations outlined in Table 2.4.~~

**CS OBJ 2 To publish variations to the Local Area Plans of Ashbourne, Drogheda Environs, Dunboyne / Clonee / Pace, Dunshaughlin and Ratoath within one year of the adoption of the Meath County Development Plan 2013-2019 to ensure that they are consistent with the Development Plan, and particularly the settlement strategy, core strategy and household allocations outlined in Table 2.4**

**SEA / AA Screening**

*The proposed amendment presents no issue for the SEA or the AA.*

**MANAGER’S RECOMMENDATION 2.15**

~~CS OBJ 3 To publish a variation to the Meath County Development Plan 2013-2019 within one year of the adoption of the Development Plan to contain development and zoning objectives for the following centres: Athboy, Gibbstown, Ballivor, Carlanstown, Carnaross, Clonard, Crossakiel, Donore, Donacarne/Mornington, Drumconrath, Duleek, Enfield, Gormonston, Julianstown, Kentstown, Kilbride, Kilcock Environs, Kildalkey, Kilmainhamwood, Kilmessan, Longwood, Maynooth Environs, Moynalty, Nobber, Oldcastle, Rathcairn, Rathmolyon, Slane, Stamullen and Summerhill. These objectives shall give effect to and be consistent with the core strategy, policies and objectives of the Development Plan.~~

**SEA / AA Screening**

*The proposed amendment presents no issue for the SEA or the AA.*

**MANAGER’S RECOMMENDATION 2.16**

**CS OBJ XX To prepare a new Local Area Plan for Bettystown / Laytown within one year of the adoption of the Meath County Development Plan 2013-2019. The new LAP shall be consistent with the Meath County Development Plan 2013-2019 and its core strategy.**

**SEA / AA Screening**

*The proposed amendment presents no issue for the SEA or the AA.*

**MANAGER’S RECOMMENDATION 2.17**

~~CS OBJ 5 To review the compatibility of applications for extension of duration of residential developments with the proper planning and sustainable development of the area taking into account the significant changes in the development objectives in the Development Plan and Regional Planning Guidelines that have occurred with the adoption of the~~

**SEA / AA Screening**

*The proposed amendment presents no issue for the SEA or the AA.*

**MANAGER'S RECOMMENDATION 2.18**

**CS OBJ XX** To include in the progress report to be prepared two years after the adoption of the County Development Plan, details of the units permitted to date in comparison with the household allocations detailed in Table 2.4

**SEA / AA Screening**

*The proposed amendment presents no issue for the SEA or the AA.*

**MANAGER'S RECOMMENDATION 2.19**

Section 2.3.4 Guidelines for the Review of Local Area Plans / Development Plans

"In the case of all towns and villages in the County, the release and development of residential lands shall take account of the following criteria:

.....

*"the provision of necessary physical infrastructure, primarily the availability of capacity in water and wastewater infrastructure.*

The urban context must be capable of absorbing the scale and quantum of development that is envisaged. **In considering the zoning at LAP/Town Plan stage any potential issue between zoning and the flood risk assessment will be required to be addressed in order to minimise and/or mitigate the potential conflict, by means of alternative land use zoning objectives, phasing (pending mitigation) or discontinuing the land use zoning objective."**

***Flood risk assessment and the Flood Risk Management Guidelines.*** In particular, the recommendations of the Fingal East Meath Flood Risk Assessment and Management Study and the approved Eastern, North West and Neagh Bann Catchment Flood Risk Assessment and Management Study shall be adhered to. The flood risk assessment carried out as part of the County Development Plan preparation shall also be complied with.

***Potential environmental impacts including those relating to the Habitats Directive, strategic environmental assessment and environmental impact assessment."***

**SEA / AA Screening**

*The proposed amendment is supported by the SEA as it provides clarity on various issues. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

**MANAGER'S RECOMMENDATION 2.20**

2.4 Sustainable Economy

"Individual town Development Plans, and Local Area Plans **and development objectives for other towns and villages to be contained within the County Development Plan as described in Section 2.3.3** will reflect the economic policies contained in this County Development Plan. The nature, location and quantum of lands identified for employment generating uses for each settlement and their ability to be serviced must reflect and be consistent with, their role in the economic and settlement hierarchies as provided for in this core strategy."

**CS OBJ 9** To facilitate and encourage the **sustainable** development of designated core economic areas, such as would allow the creation of a critical mass, in terms of residential

population and economic activities, sufficient to ~~sustain~~ **service** the proposed expanded economic function of such centres. The promotion and facilitation of large scale employment generating developments will occur within the Primary Economic Areas/ Primary Economic Growth Areas and Secondary Economic Growth Areas.....

**SEA / AA Screening**

*The proposed amendment presents no issue for the SEA or the AA.*

**MANAGER'S RECOMMENDATION 2.21**

CS OBJ 10 The development strategies pursued by Meath Local Authorities in the review of individual town development plans and local area plans **and preparation of development and zoning objectives for urban centres to be included in the Meath County Development Plan** shall be consistent with the Economic Development Hierarchy presented in Table 4.2 and with the high level objectives for the designated Economic Growth Area/Towns contained in Section 4.1.

**SEA / AA Screening**

*The proposed amendment presents no issue for the SEA or the AA.*

**MANAGER'S RECOMMENDATION 2.22**

2.5 Sustainable Heritage

To use the term "UNESCO World Heritage Site of Brú na Bóinne" in this section and throughout the Plan when referring to the site.

**SEA / AA Screening**

*The proposed amendment presents no issue for the SEA or the AA.*

**MANAGER'S RECOMMENDATION 2.23**

2.8 Core Strategy Map

It is recommended to remove the multi modal corridor designation along the N/M2 to Ashbourne.

**SEA / AA Screening**

*The proposed amendment presents no issue for the SEA or the AA.*

**MANAGER'S RECOMMENDATION 2.24**

2.9.1 Introduction

The County Development Plan determines the overall zoning objectives to be applied at the county wide level. The location of zoning objectives within settlements ~~is~~ **will be** determined in the town development plans, ~~and~~ local area plans **and zoning objectives for the urban centres to be contained with the County Development Plan** within the overall framework established by the County Development Plan.

**SEA / AA Screening**

*The proposed amendment presents no issue for the SEA or the AA.*

**MANAGER'S RECOMMENDATION 2.25**

2.9.4 Land Use Zoning Objectives

This section of the Development Plan sets out the land use zoning objectives applicable to all statutory land use plans in the County **and for the zoning objectives for the urban centres to be contained within the County Development Plan**. It provides an explanation of the land use categories which apply with each land use zoning objectives. The zoning policies and objectives are derived from the Core Strategy.

These land use zoning objectives shall apply to the review of all statutory land use plans in Co. Meath **and the inclusion of zoning objectives for the subsumed urban centres in**



the County Development Plan save with regard to zoning objective "R1 Rail Corridor" which is applicable from the date this County Development Plan shall take effect.

**SEA / AA Screening**

*The proposed amendment presents no issue for the SEA or the AA.*

**MANAGER'S RECOMMENDATION 2.26**

2.9.5 Permissible and Non Permissible Uses

Transitional Zones

The individual Town Development Plans and Local Area Plan zoning objective maps **and the zoning objective maps to be contained in the County Development Plan will** show the boundaries between different zone objectives.

**SEA / AA Screening**

*The proposed amendment presents no issue for the SEA or the AA.*

**MANAGER'S RECOMMENDATION 2.27**

2.9.6 Primary Land Use Zoning Categories

Explanatory Notes

..... A Supermarket / Superstore is a single level, self service store selling mainly food or food with some ancillary non-food goods with a net sales area in excess of 200 sq. m.

**Supermarket: Single level, self service store selling mainly food, with a net retail floorspace of less than 2,500 sq.m. net.**

**Superstore: Generally, single level, self service stores selling mainly food, or food and some non – food goods, with at least 2,500 sq.m. net retail floorspace but not greater than 5,000 sq.m. net retail floorspace and with integrated or shared parking.**

**SEA / AA Screening**

*The proposed amendment presents no issue for the SEA or the AA.*

**MANAGER'S RECOMMENDATION 2.28**

A2 New Residential

Guidance

*Insert text at end of section stating:*

**Individual convenience stores in neighbourhood centres in A2 zoned areas should generally not exceed 1,000 sq. metres net retail floorspace unless otherwise identified in the Town Development Plan/Local Area Plan.**

Open for Consideration Uses

Allotments, Bank / Financial Institution, Betting Office, Caravan Park, Cultural Facility, education (Third Level), Enterprise Centre, Health Centre, Healthcare Practitioner, Hotel / Motel / Hostel, Offices <100sq. m., Offices 100 to 1000 sq. m. , Petrol Station, Place of Public Worship, Public House, Restaurant / Café, Supermarket/superstore, Shop, Take-Away / Fast Food Outlet, Veterinary Surgery.

**SEA / AA Screening**

*The proposed amendment presents no issue for the SEA or the AA.*

**MANAGER'S RECOMMENDATION 2.29**

D1 Tourism

Objective: To provide for **appropriate and sustainable** visitor and tourist facilities and associated uses.

### **SEA / AA Screening**

*The proposed amendment presents no issue for the SEA or the AA.*

#### **MANAGER'S RECOMMENDATION 2.30**

##### E2 General Enterprise & Employment Guidance (General)

Include the following text at the end of this section:

**“Existing employment generating uses together with their expansion to an appropriate scale and size shall be facilitated notwithstanding the category of settlement specified.”**

### **SEA / AA Screening**

*The proposed amendment presents no issue for the SEA or the AA.*

#### **MANAGER'S RECOMMENDATION 2.31**

##### Section 2.9.7 Local Zoning Objectives

Local Zoning Objectives relate to particular sites / areas located within a broad zoning category where notwithstanding the overall zoning of the area the Council is seeking to achieve a special objective. **The review of Local Area Plans and town Development Plans and preparation of zoning objectives for inclusion in the County Development Plan will identify specific local objectives. In this regard, a number of areas are outlined in Section 4.3 (Employment Sectors)**

It is an objective of Meath County Council:

~~1. Strategic Employment Zones (High Technology Uses)~~

~~To provide for high technology / bio technology industries in a high quality campus style environment within the Maynooth Environs Local Area Plan area. This objective will also seek to accommodate associated advanced manufacturing, office, research and development uses. An emphasis on exemplar sustainable design and aesthetic quality will be promoted to enhance corporate image and identity. Mobility Management of future employees shall be to the fore in establishing the agreed quantum of employees which can be accommodated within individual locations predicated on maximising public transport opportunities and the use of innovation in reducing associated carbon footprint.~~

~~The suitability of these subject lands to accommodate intensive office based development will have to be assessed in a Development Management context.~~

~~2. Data Centre in the vicinity of Rath Roundabout, Ashbourne~~

~~To provide for the development of Data Centres in the general vicinity of the Rath Roundabout. This shall seek to provide for data centre facilities and associated related industries set in open parkland with extensive landscaping, a high architectural standard of layout and building design. Employment types other than those strictly related to data storage shall show a clear process related requirement to locate in proximity to a data centre.~~

~~A data centre is a facility used to house computer systems and associated components, such as telecommunications and storage systems. It generally includes redundant or backup power supplies, redundant data communications connections, environmental controls (e.g. air conditioning, fire suppression) and security devices.~~

~~3. To provide for the continued development and expansion of equine related activities in Ratoath~~

~~To support and provide for enhancement and diversification of existing equine and related industry in Ratoath centred around Fairyhouse Race course and Tattersalls.~~

4. ~~To provide for small and medium sized industries to develop in the vicinity of Raystown, Ratoath~~  
~~To provide for small and medium sized industries to develop on the R125 Ashbourne Road in accordance with an approved Masterplan and subject to the provision of necessary physical infrastructure. This area should have a particular focus on providing incubator units and facilities for start up industries. It is intended that the area will also include the provision of a civic amenity site. Meath County Council will require that a Masterplan accompanies any planning application made for development on these lands detailing the overall site and building layout, building height and design principles, landscaping, phasing, mix of uses for the site, traffic impact assessment and management proposals and service arrangements. Public lighting, footpaths and cycleways shall be provided on all roadways provided as part of the development of the lands.~~

**SEA / AA Screening**

*The proposed amendment presents no issue for the SEA or the AA.*

**MANAGER'S RECOMMENDATION 2.32**

Section 4.2 Quantum of Available Zoned Employment Generating Land

"... The preparation of individual town development plans, and local area plans **and zoning objectives for urban centres to be included in the County Development Plan** need to reflect the economic policies contained in this County Development Plan...."

**SEA / AA Screening**

*The proposed amendment presents no issue for the SEA or the AA.*

**MANAGER'S RECOMMENDATION 2.33**

The scale of lands identified for employment generating uses in Stamullen needs to be reconsidered ~~in the context of a review of the East Meath Local Area Plan~~. **The preparation of zoning objectives for the town shall be included in the varied County development Plan.** No decision should be taken in this regard until the pre feasibility stage of the assessment of the proposed deepwater port has been concluded."

**SEA / AA Screening**

*The proposed amendment presents no issue for the SEA or the AA.*

**MANAGER'S RECOMMENDATION 2.34**

Section 4.3 Employment Sectors

"The Core Strategy outlined the land use zoning objectives which shall apply in the review of all statutory land use plans in County Meath for this County Development Plan taking effect **and in the inclusion of development and zoning objectives for centres in the County Development Plan for urban centres with no individual land use plan.**"

**SEA / AA Screening**

*The proposed amendment presents no issue for the SEA or the AA.*

**MANAGER'S RECOMMENDATION 2.35**

*Add in the following text at the end of the section:*

"Section 2.9.7 (Local Zoning Objectives) outlined that specific local objectives may be applied to lands within a broad zoning category where the Council is seeking to achieve a special objectives. Consideration will be given to including the following particular local zoning objectives in the review of the Ratoath and Ashbourne Local Area Plans and the preparation of development objectives for Maynooth Environs."



### Strategic Employment Zones (High Technology Uses)

1. To provide for high technology / bio technology industries in a high quality campus style environment within the Maynooth Environs Local Area Plan area. This objective will also seek to accommodate associated advanced manufacturing, office, research and development uses. An emphasis on exemplar sustainable design and aesthetic quality will be promoted to enhance corporate image and identity. Mobility Management of future employees shall be to the fore in establishing the agreed quantum of employees which can be accommodated within individual locations predicated on maximising public transport opportunities and the use of innovation in reducing associated carbon footprint.

The suitability of these subject lands to accommodate intensive office based development will have to be assessed in a Development Management context.

2. Data Centre in the vicinity of Rath Roundabout, Ashbourne  
To provide for the development of Data Centres in the general vicinity of the Rath Roundabout. This shall seek to provide for data centre facilities and associated related industries set in open parkland with extensive landscaping, a high architectural standard of layout and building design. Employment types other than those strictly related to data storage shall show a clear process related requirement to locate in proximity to a data centre.

A data centre is a facility used to house computer systems and associated components, such as telecommunications and storage systems. It generally includes redundant or backup power supplies, redundant data communications connections, environmental controls (e.g. air conditioning, fire suppression) and security devices.

3. To provide for the continued development and expansion of equine related activities in Ratoath  
To support and provide for enhancement and diversification of existing equine and related industry in Ratoath centred around Fairyhouse Race course and Tattersalls.
4. To provide for small and medium sized industries to develop in the vicinity of Raystown, Ratoath  
To provide for small and medium sized industries to develop on the R125 Ashbourne Road in accordance with an approved Masterplan and subject to the provision of necessary physical infrastructure. This area should have a particular focus on providing incubator units and facilities for start up industries. It is intended that the area will also include the provision of a civic amenity site. Meath County Council will require that a Masterplan accompanies any planning application made for development on these lands detailing the overall site and building layout, building height and design principles, landscaping, phasing, mix of uses for the site, traffic impact assessment and management proposals and service arrangements. Public lighting, footpaths and cycleways shall be provided on all roadways provided as part of the development of the lands.”

### **SEA / AA Screening**

*The proposed amendment presents no issue for the SEA or the AA.*

### **MANAGER'S RECOMMENDATION 2.36**

ED POL 3: To ensure that sufficient and suitable land is zoned for employment generating uses through the individual town development and local area plan process **and in the preparation of development and zoning objectives for towns/villages with no**



individual land use plan that will be included in the County Development Plan, as appropriate.

**SEA / AA Screening**

*The proposed amendment presents no issue for the SEA or the AA.*

**MANAGER'S RECOMMENDATION 2.37**

ED OBJ 2: To incorporate a review of the appropriateness of the nature, location and quantum of industrial and employment generating land use in ~~each~~ individual Development Plans and Local Area Plans **and in the preparation of development and zoning objectives for towns and villages that are to be included in the County Development Plan.**

This review shall:

- (i) occur in tandem with the assessment of residentially zoned lands required pursuant to the Core Strategy (CS OBJ 2 & 3 refer);
- (ii) apply the land use zoning objectives contained in the Core Strategy of this County Development Plan to the individual Town Development Plan, ~~or~~ Local Area Plan **or individual objective maps to be included in the County Development Plan** as relating to industrial and employment generating uses (land use zoning objectives E1, E2 and E3 refer from the Core strategy);
- (iii) critically assess the nature, quantum and location of lands identified for industrial and employment generating use in Dunboyne / Clonee / Pace, Kells and Gormonston / Stamullen;
- (iv) review ~~of the Maynooth and Kilbride Local Area Plans~~ **of the zoning objectives for Maynooth Environs and Kilbride in the preparation of zoning maps for the centres for inclusion in the County Development Plan.**

The outcome of this review may necessitate variations to individual development plans and amendments to local area plans arising therefrom. It is noted that such variations or amendments may be subject to an Appropriate Assessment of the likely significant effects on Natura 2000 sites due to the proximity of urban centres to Natura 2000 sites.

**SEA / AA Screening**

*The proposed amendment presents no issue for the SEA or the AA.*

**MANAGER'S RECOMMENDATION 2.38**

Section 4.6.7 Tourist Infrastructure  
Town & Village Enhancement

.... The Council will include a policy to work closely with local communities in implementing village design plans that have been prepared in a public consultation process whilst ensuring that such plans are consistent with adopted Local Area Plans **and development objectives contained in the County Development Plan.**

**SEA / AA Screening**

*The proposed amendment presents no issue for the SEA or the AA.*

**MANAGER'S RECOMMENDATION 2.39**

ED POL 40 To facilitate and support in the implementation of Village Design Plans and other community led projects to enhance village environments that have been prepared through a public consultation process whilst ensuring that such plans are consistent with adopted Local Area Plans for such centres **and town/village development objectives contained in the County Development Plan.**

**SEA / AA Screening**

*The proposed amendment presents no issue for the SEA or the AA.*

#### **MANAGER'S RECOMMENDATION 2.40**

##### Section 11.2 Residential Development

Insert at the end of this section:

**“Where an application is made for changes to the design or layout of elements of a residential scheme, the duration of the application shall be linked by condition with that of the parent application. This is to ensure the implementation of residential schemes in an orderly and integrated fashion and to avoid a proliferation of expiration dates for different elements of schemes such that permission for, for example, the open space serving a development may expire prior to permission for units due to a newer application being made for revisions to unit types. Such procedure reflect (*sic*) best planning practice in this regard.**

#### **SEA / AA Screening**

*The proposed amendment does not materially affect the overall assessment and conclusion contained within the SEA Environmental Report. The proposed changes will therefore result in a neutral impact. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

### **2.3 CHAPTER 3: SETTLEMENT STRATEGY AND HOUSING**

#### **MANAGER'S RECOMMENDATION 3.1**

“SS OBJ 1 To secure the **sustainable** development of County Meath in accordance with the settlement hierarchy set out in Table 3.2.....”

#### **SEA / AA Screening**

*The proposed amendment does not materially affect the overall assessment and conclusion contained within the SEA Environmental Report. The proposed changes will therefore result in a neutral impact. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

### **2.4 CHAPTER 4: ECONOMIC STRATEGY**

#### **MANAGER'S RECOMMENDATION 4.1**

##### Section 4.5.1 Background to Retail Strategy

~~The Retail Planning Guidelines for Planning Authorities (2005) require Local Authorities to prepare retail strategies and policies for their areas and to incorporate these where appropriate into their development plans. Paragraph 36 of the Guidelines outlines the matters which should be included in all future County and City Development Plans, namely:~~

- ~~• Confirmation of the retail hierarchy, the role of centres and the size of the main town centres;~~
- ~~• Definition of the core retail area of town centres;~~
- ~~• A broad assessment of the requirement for additional retail floorspace;~~
- ~~• Strategic guidance on the location and scale of retail development;~~
- ~~• Preparation of policies and action initiatives to encourage the improvement of town centres;~~
- ~~• Identification of criteria for the assessment of retail developments.~~

**The Retail Planning Guidelines (2012) were adopted by the Department of the Environment, Community and Local Government in April 2012 and replace the previous Retail Planning Guidelines (2005). Paragraph 3.3 of the Retail Planning**



Guidelines outlines the matters which should be addressed in all future County and City Development Plans:

- State the elements of their settlement hierarchy in line with the relevant regional planning guidelines and their core strategy;
- Outline the level and form of retailing activity appropriate to the various components of the settlement hierarchy in that core strategy;
- Define, by way of a map, the boundaries of the core shopping areas of city and town centres and also location of any district centres;
- Include a broad assessment (square metres) of the requirement for additional retail floorspace only for those plans in the areas covered by a joint or multi-authority retail strategy;
- Set out strategic guidance on the location and scale of retail development to support the settlement hierarchy, including where appropriate identifying opportunity sites which are suitable and available and which match the future retailing needs of the area;
- Identify sites which can accommodate the needs of modern retail formats in a way that maintains the essential character of the shopping area;
- Include objectives to support action initiatives in city and town centres; such as mobility management measures - that both improve accessibility of retail areas while aiming to develop a pedestrian and cyclist friendly urban environment and vibrant street life;
- Public realm interventions - aimed at improving the retailing experience through high quality civic design, provision of attractive street furnishing, lighting and effective street cleaning/business improvement district type initiatives; and
- Identify relevant development management criteria for the assessment of retail developments in accordance with these guidelines.

#### **SEA / AA Screening**

*The proposed amendment does not materially affect the overall assessment and conclusion contained within the SEA Environmental Report. The proposed changes will therefore result in a neutral impact. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

#### **MANAGER'S RECOMMENDATION 4.2**

##### Section 4.5.3 Confirmation of Retail Hierarchy

**Level 2 ~~First Tier~~ County Town Centre** – In accordance with its designation within the Retail Strategy for the Greater Dublin Area Navan is a ~~First Tier~~ **Level 2** Centre in the context of the Meath Retail Strategy. This is reflective of its importance as the County Town and the wide range of retail and service functions available in the town.

**Level 3 ~~Second Tier~~ –Town and/or District Centres and Sub County Town Centres** – Ashbourne, Dunboyne, Dunshaughlin, Kells, Trim, Laytown/Bettystown and Enfield are included in this tier level. These towns perform an important sub county retail role / function and generally include a good range of convenience provision and a modest provision of comparison offer. It is considered that Dunboyne will not achieve Level 2 First Tier Status



over the period of the Retail Strategy. Enfield does not currently have the population or retail offer of the larger centres in Level 3 the second tier.

**Level 4 ~~Third Tier~~ – Neighbourhood Centres, Local Centres, Small Towns and Villages.** This category includes other small towns and villages in the County including (although not exclusively) Athboy, Ballivor, Clonee, Duleek, Kilmessan, Nobber, Oldcastle, Ratoath, Slane and Stamullen.

**Level 5: Corner Shops/small villages: various**

**Other Drogheda Environs:** Drogheda Environs contain a relatively large quantum of retail development due to its association with Drogheda, **a second tier centre** ~~a Level 1 Tier 3 Centre~~ in the national retail hierarchy. Southgate Shopping Centre (District Centre) has recently been constructed at Colpe Cross on the southern fringe of Drogheda and includes a significant office component. The retail provision in Drogheda environs performs an important function in serving the needs of the local and surrounding communities.

**SEA / AA Screening**

*The proposed amendment does not materially affect the overall assessment and conclusion contained within the SEA Environmental Report. The proposed changes will therefore result in a neutral impact. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

**MANAGER’S RECOMMENDATION 4.3**

*Delete Table 4.3 and replace with the following:*

Level	Centre	Meath Retail Hierarchy
Level 1	N/A	
Level 2	Major Town Centres and County Town Centres	Navan
Level 3	Town And/Or District Centres and Sub County Town Centres	Ashbourne, Dunboyne*, Dunshaughlin, Kells, Trim, Laytown/ Bettystown, Enfield
Level 4	Neighbourhood centres, local centres – small towns and villages	Various
Level 5	Corner Shops/small villages	Various
Other		Drogheda Environs

\* Dunboyne will gradually develop over the next 20 years towards a Level-2 **First Tier** Centre in recognition of the status affirmed in the Retail Strategy for the Greater Dublin Area

**SEA / AA Screening**

*The proposed amendment does not materially affect the overall assessment and conclusion contained within the SEA Environmental Report. The proposed changes will therefore result in a*

*neutral impact. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

#### **MANAGER'S RECOMMENDATION 4.4**

##### Section 4.5.6 The Requirement for Additional Retail Floorspace

It is noted that there are significant extant permissions for town centre schemes which have not been implemented which have not been included within the above floorspace figures. The permissions pertaining to these sites in many instances include large scale mixed use proposals. Town centres schemes have been permitted in Navan, Kells, Trim, Dunboyne and most recently, in Dunshaughlin. In view of the very changed economic context which has emerged over the last couple of years, it is unlikely all of this permitted floorspace will come to fruition in the format and scale originally proposed. The Council remains committed to promoting retail development on these key sites. A pragmatic approach must be taken to such extant permissions and it should be recognized that any implementation of such permissions is likely to be on a much reduced scale from that originally approved, and / or on a phased basis. **A case by case consideration of the relevant pipeline floorspace will be necessary in considering any significant retail development. The key consideration in assessing future planning applications is the location of the proposed retail floorspace.** The appropriate redevelopment and revitalization of town centres lands should continue to be promoted as a priority.

#### **SEA / AA Screening**

*The proposed amendment does not materially affect the overall assessment and conclusion contained within the SEA Environmental Report. The proposed changes will therefore result in a neutral impact. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

#### **MANAGER'S RECOMMENDATION 4.5**

##### Section 4.5.8 Criteria for the Assessment of Retail Developments

In accordance with the 'Retail Planning – Guidelines for Planning Authorities' (April 2012) ~~January 2005~~ requirements, all applications for significant development should be assessed against a range of criteria.

#### **SEA / AA Screening**

*The proposed amendment presents no issue for the SEA or the AA.*

#### **MANAGER'S RECOMMENDATION 4.6**

##### Section 4.5.9 Design Quality

**The 2012 Retail Planning Guidelines are accompanied by the Retail Design Manual (April 2012). The Manual provides planning authorities, developers and designers with evidence based quality principles to ensure that future planning for the retail sector is focussed on the creation of vibrant, quality places.** ~~The Draft Retail Planning Guidelines (2011) indicate that the finalised Guidelines will be accompanied by a Best Practice Manual. A significant part of the manual will be devoted to the practical issues of relating design principles to retail development at a variety of scales and in various settings. Meath County Council will seek to promote quality design in all retail developments supported by the necessary policy frameworks.~~

#### **SEA / AA Screening**

*The proposed amendment presents no issue for the SEA or the AA.*

#### **MANAGER'S RECOMMENDATION 4.7**

##### Section 4.1.4 Ashbourne / Dunboyne

*5<sup>th</sup> bullet point:*



This will require **the completion of** an integrated land use and transportation approach to planning for the area, **in consultation and agreement with statutory stakeholders including the NTA, NRA and Iarnród Éireann, including** an examination of traffic demands and modal share, determination of the operational capacity of the junction with the M3 Motorway and potential effects on same and the sustainable build out of the existing settlement of Dunboyne. This is consistent with ....

**SEA / AA Screening**

*The proposed amendment presents no issue for the SEA or the AA.*

**MANAGER'S RECOMMENDATION 4.8**

*Insert sentence at end of bullet point as follows:*

**Following the finalisation of the integrated land use and transportation approach to planning for this area, it is the intention of the Planning Authority to progress the consideration of a Strategic Development Zone for employment generating uses within the Dunboyne / Pace area to the Department of the Environment, Community & Local Government. It is an objective of the Planning Authority to progress the relevant studies seeking to advance this Strategic Development Zone designation within a timely fashion following the completion of the integrated land use and transportation approach to planning for this area.**

**SEA / AA Screening**

*The proposed amendment presents no issue for the SEA or the AA.*

**MANAGER'S RECOMMENDATION 4.9**

Section 4.1.5 M1 Dublin - Belfast Economic Corridor & Provision of Deepwater Port Facility at East Meath

*The footnote at the end of page 61:*

The consultancy case is ~~currently~~ in abeyance **at time of preparation of the plan. The Planning Authority is advised that the original reference to the Joint Venture is also required to be amended as the Department of Transport Tourism and Sport confirmed at a recent meeting that the Department of Public Expenditure and Reform is still considering the proposed Joint Venture Agreement and that there remains only one share holder in Bremore Ireland Port Ltd namely Drogheda Port Company.**

**SEA / AA Screening**

*The proposed amendment presents no issue for the SEA or the AA.*

**MANAGER'S RECOMMENDATION 4.10**

*Amend sentence in second last paragraph to read*

At present, ~~the Government approved Joint Venture~~ **Bremore Ireland Port Ltd.** is considering different options to advance the project through the statutory planning consent process.

**SEA / AA Screening**

*The proposed amendment presents no issue for the SEA or the AA.*

#### MANAGER'S RECOMMENDATION 4.11

##### Section 4.2 Quantum of Available Zoned Employment Generating Land

This should be carried out as part of the integrated land use and transportation assessment in consultation and agreement with stakeholders including the NTA, NRA and Iarnród (sic) Éireann to determine the future direction of growth in the Dunboyne / Clonee corridor. The review shall also....

#### SEA / AA Screening

*The proposed amendment presents no issue for the SEA or the AA.*

#### MANAGER'S RECOMMENDATION 4.12

*Insert new policy*

**ED POL XX: To foster the prioritisation of employment generating land uses in the urban area of Ashbourne and the adjoining linked settlement of Ratoath.**

#### SEA / AA Screening

*The proposed amendment does not materially affect the overall assessment and conclusion contained within the SEA Environmental Report. The proposed changes will therefore result in a neutral impact. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report*

#### MANAGER'S RECOMMENDATION 4.13

*Table 4.1 Amend figures for Kells and consequently the total quantum*

**Table 4.1: Quantum of Available Zoned Employment Generating Land provided for in suite of individual Town Development Plans and Local Areas Plans (all stated areas relate to hectares)**

Settlement Hierarchy	Centre	E1 Use Objective	E2 Use Objective	E4 Use Objective	Total	White Lands Use Objective
Large Growth Town I	Navan	26.56	38.71	17.45	82.72	50.94
	Drogheda	56.15	68.73	0	124.88	50.84
Large Growth Town II	Dunboyne / Clonee	84.33	66.03	0	150.36	53.34 <sup>1</sup>
	Maynooth	0	0	60	60.00	22.2
Moderate Sustainable Growth Town	Ashbourne	15.76	45.53	0	61.29	
	Kells	0	<del>99.04</del> <b>79.34</b>	0	<del>99.04</del> <b>79.34</b>	
	Trim	0	40.94	0	40.94	

<sup>1</sup> This includes White Lands extending to 33.92 hectares and Framework Plan lands to accommodate Level II Town Centre extending to 19.42 hectares.

	Kilcock	0	10.12	0	10.12	
Small Towns	Dunshaughlin	0	48.98	0	48.98	
	Enfield	6.6	10.23	0	16.83	
	Ratoath	5.5	12.97	0	18.47	
	Athboy	0	15.00	0	15.00	
	Bettystown / Laytown	0	32.34	0	32.34	
	Duleek	0	7.98	0	7.98	
	Oldcastle	12.94	0	0	12.94	
	Stamullen / Gormonston <sup>2</sup>	0	143.03	0	143.03	
	<b>Total</b>	<b>207.84</b>	<del>639.63</del> <b>619.93</b>	<b>77.45</b>	<del>924.92</del> <b>905.22</b>	<b>177.32</b>

#### **SEA / AA Screening**

*The proposed amendment does not materially affect the overall assessment and conclusion contained within the SEA Environmental Report. The proposed changes will therefore result in a neutral impact. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

#### **MANAGER'S RECOMMENDATION 4.14**

##### **Section 4.3 Employment Sectors**

*Insert additional text under Table 4.2 stating:*

**Notwithstanding the content of Table 4.2 new developments that relate to an additional sector, not specified in Table 4.2 may be considered in each level of the settlement hierarchy, and will be assessed on the land use zoning, appropriateness of their scale, size and compatibility with the area.**

#### **SEA / AA Screening**

*The proposed amendment does not present an issue in terms of the SEA or the AA.*

#### **MANAGER'S RECOMMENDATION 4.15**

ED POL 1 To promote and support the **sustainable** growth of the Polycentric Gateway.

#### **SEA / AA Screening**

*The proposed amendment is both logical and supported by the SEA; however it not does affect the conclusions of the SEA as documented in the Environmental Report. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

<sup>2</sup> This comprises 39.58 hectares associated with City North Business Campus and 84.98 hectares associated with the Department of Defence lands at Gormonston.

#### MANAGER'S RECOMMENDATION 4.16

*Amend ED OBJ 2 with the following*

"To incorporate a review of the appropriateness of the nature, location and quantum of industrial and employment generating land use in each individual Development Plan and Local Area Plan. This review shall

- (i) occur in tandem with the assessment of residentially zoned lands required pursuant to the Core Strategy (CS OBJ 2 & 3 refer
- (ii) apply the land use zoning objectives contained in the Core Strategy of this County Development Plan to the individual Town Development Plan or Local Area Plan as relating to industrial and employment generating uses (land use zoning objectives E1, E2 and E3 refer from the Core strategy)
- (iii) critically assess the nature, quantum and location of lands identified for industrial and employment generating use in Dunboyne / Clonee / Pace, Kells and Gormonston / Stamullen. **In the case of Dunboyne / Clonee / Pace, the integrated land use and transportation study identified as a high level development objective in Section 4.1.4 will be required to be completed in advance of this exercise being carried out. As part of this integrated land use and transportation study, Meath County Council will consult and agree the future location and appropriate scale of development, particularly in the knowledge intensive, science based and people intensive employment sectors with statutory stakeholders including the NTA, NRA and Iarnród Éireann.**
- (iv) review of the Maynooth and Kilbride Local Area Plans.

The outcome of this review may necessitate variations to individual development plans and amendments to local area plans arising therefrom. It is noted that such variations or amendments may be subject to an Appropriate Assessment of the likely significant effects on Natura 2000 sites due to the proximity of urban centres to Natura 2000 sites."

#### **SEA / AA Screening**

*The proposed amendment does not present an issue for the SEA or the AA.*

#### MANAGER'S RECOMMENDATION 4.17

ED POL 4 To pursue the **sustainable** development of attractive business and industrial parks.

#### **SEA / AA Screening**

*The proposed amendment is both logical and supported by the SEA; however it does not affect the conclusions of the SEA as documented in the Environmental Report. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

#### MANAGER'S RECOMMENDATION 4.18

ED POL 5 To recognise the contribution of rural employment to the continued and sustainable forth of the economy and to promote this continued growth by encouraging rural enterprise generally, especially those activities that are resource dependents, including energy production, extractive industry, small scale industry and tourism **in a sustainable manner and at appropriate locations.**

#### **SEA / AA Screening**

*The proposed amendment is both logical and supported by the SEA; however it does not affect the conclusions of the SEA as documented in the Environmental Report. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*



#### **MANAGER'S RECOMMENDATION 4.19**

##### Section 4.4.1 Rural Enterprise

Policy ED POL 16

“To normally permit development proposals for the expansion of existing authorised industrial business enterprises in the countryside where the resultant development does not negatively impact on the character and amenity of the surrounding area. In all instances, it should be demonstrated that the proposal would not generate traffic of a type and amount inappropriate for the standard of access roads. **This policy shall not apply to the National Road Network and to the Protected Corridors (Regional and County Roads) identified on Map 10.3 (RD POL 40 refers)”**

*Managers Recommendation (as above) was accepted as follows:*

“To normally permit development proposals for the expansion of existing authorised industrial business enterprises in the countryside where the resultant development does not negatively impact on the character and amenity of the surrounding area. In all instances, it should be demonstrated that the proposal would not generate traffic of a type and amount inappropriate for the standard of access roads. **This policy shall not apply to the National Road Network. ~~and to the Protected Corridors (Regional and County Roads) identified on Map 10.3 (RD POL 40 refers)”~~**

#### **SEA / AA Screening**

*The proposed amendment supports and provides clarity on the issue of development of existing authorised enterprises in line with proper planning consideration. The proposal is supported by the SEA but does not alter the conclusions contained in the Environmental Report. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

#### **MANAGER'S RECOMMENDATION 4.20**

Policy ED POL 17

*After point (vi)*

“**This policy shall not apply to the National Road Network and to the Protected Corridors (Regional and County Roads) identified on Map 10.3 (RD POL 40 refers)”**

*Managers Recommendation (as above) was accepted as follows:*

“**This policy shall not apply to the National Road Network. ~~and to the Protected Corridors (Regional and County Roads) identified on Map 10.3 (RD POL 40 refers)”~~**

#### **SEA / AA Screening**

*See response to Manager's Recommendation 4.19 above..*

#### **MANAGER'S RECOMMENDATION 4.21**

Policy ED POL 18

To support rural entrepreneurship and the development of micro businesses (generally less than ~~5-10~~ **10 no.** employees) in rural areas where environmental and landscape impact is minimal and such developments do not generate significant or undue traffic. This objective shall not apply to the National Road Network and to the Protected Corridors (Regional & County Roads) identified on Map 10.6 (RD POL 40 refers).

*Managers Recommendation (as above) was accepted as follows:*

To support rural entrepreneurship and the development of micro businesses (generally less than ~~5 no.~~ **10 no.** employees) in rural areas where environmental and landscape impact is minimal and such developments do not generate significant or undue traffic. This objective shall not apply to the National Road Network and to the Protected Corridors (Regional & County Roads) identified on Map 10.6 (RD POL 40 refers).

**SEA / AA Screening**

*See response to Manager's Recommendation 4.19 above. .*

**MANAGER'S RECOMMENDATION 4.22**

Policy ED POL29

ED POL 29: To cooperate with Failte Ireland, Tourism Ireland, Meath Tourism, Louth County Council, **the Boyne Valley Tourism Officer** and other relevant bodies in the implementation of the Boyne Valley Destination Development Strategy.

**SEA / AA Screening**

*The proposed amendment does not present an issue in terms of the SEA or the AA.*

**MANAGER'S RECOMMENDATION 4.23**

Section 4.6.1 Existing Resources

Visitors attracted by outdoor pursuits are well catered for with **options such as** by:

**SEA / AA Screening**

*The proposed amendment does not present an issue in terms of the SEA or the AA.*

**MANAGER'S RECOMMENDATION 4.24**

Section 4.6.8 Walking and Cycling Routes

*Insert additional sentence after paragraph 2 in section 4.6.8*

**"See Section 6.9 in the Transportation Chapter for additional policies and objectives on walking and cycling."**

**SEA / AA Screening**

*The proposed amendment does not present an issue in terms of the SEA or the AA.*

**MANAGER'S RECOMMENDATION 4.25**

Policy ED POL 27

To encourage new and high quality investment in the tourism industry in Meath with specific reference to leisure activities (**such as** golf, equestrian, walking, cycling, angling, outdoor pursuits and family oriented activities) and accommodation in terms of choice, location and quality of product.

**SEA / AA Screening**

*The proposed amendment does not present an issue in terms of the SEA or the AA.*

**MANAGER'S RECOMMENDATION 4.26**

Policy ED POL 31

"To facilitate, **where appropriate**, the conversion of former demesnes and estates and their outbuildings subject to good planning **and architectural conservation** practice."

**SEA / AA Screening**

*The proposed amendment does not present an issue in terms of the SEA or the AA.*

## 2.5 CHAPTER 5: SOCIAL STRATEGY

### MANAGER'S RECOMMENDATION 5.1

Section 5.6.2 Meath County Development Board

*Insert the following statement at the end of the section:*

**A Social inclusion Measures (SIM) Group has been established which is a sub-group of Meath County Development Board, (CDB), to contribute to the better co-ordination of social inclusion services/activities at local level.**

### MANAGER'S RECOMMENDATION 5.2

Section 5.6.3 Groups with Specific Design/Planning Needs

*Include the following statement:*

- **The aforementioned groups with special requirements to a large extent overlap with the list of target groups of those at risk of social exclusion as defined by Pobal and which are explored in detail in the Meath Partnership Local Community Development Programme (LCDP) Strategic Plan.**

### MANAGER'S RECOMMENDATION 5.3

Section 5.6.5 RAPID Programme

*Insert the following statement at the end of the section:*

**The needs analysis for the Rapid Area and also for the Windtown Area has been completed.**

### MANAGER'S RECOMMENDATION 5.4

Section 5.6.6 Age Friendly Strategy

~~Meath County Council is engaging in the Age Friendly County Initiative. The Age Friendly County initiative seeks to engage older people and their communities in making their communities better, healthier and safer places for older people to live and thrive. In an age-friendly county, policies, services and structures related to the physical and social environment are designed to support and enable older people to 'age actively' that is, to live in security, enjoy good health and continue to participate fully in society. Meath County Council has engaged in public consultation which will form the basis for the Strategy to be delivered by Meath Age Friendly Alliance.~~

**Meath County Council is engaging in the Age Friendly County Initiative. The aim is to engage older people in making their communities better, healthier and safer places to live and thrive in. As part of this initiative, the Age Friendly Alliance was established and following extensive consultation, the Meath Age Friendly County Strategy has been completed based on the eight World Health Organisation themes of:**

- 1. Outdoor Spaces and Public Buildings**
- 2. Transportation**
- 3. Housing**
- 4. Respect and Social Inclusion**
- 5. Social Participation**
- 6. Communication and Information**
- 7. Civic Participation and Employment**
- 8. Community Support and Health Services.**

## MANAGER'S RECOMMENDATION 5.5

### Section 5.6.7 Comhairle na nÓg

Amend the section and SOC POL 15 as follows with text to be deleted shown as strikethrough and to be replaced by the text in bold font:

~~Meath Comhairle na nÓg is the local youth Council, which gives children and young people the opportunity to be involved in the development of local services and policies. The themes adopted at the 2010 AGM were:~~

- ~~• suicide and depression~~
- ~~• recreation facilities~~
- ~~• drug awareness~~
- ~~• peer pressure~~

~~The Comhairle na nÓg is active on a number of boards and is also represented at Dail na nÓg events. This brings the voice of the youth of Meath to the fore as Dail na nÓg make presentations to the Cabinet Committee on Children and Youth Affairs. Under the Planning and Development Acts 2000-2011 children or groups or associations representing the interests of children are entitled to make submissions or observations on the Development Plan review.~~

**Meath Comhairle na nÓg is a group of young people from across County Meath aged between 12 and 18 years and represents young people from all backgrounds and is fully inclusive. Meath Comhairle na nÓg is represented on a number of boards locally and at Dail na nÓg nationally and is under the direction of the Department of Children and Youth Affairs.**

**Meath Comhairle na nÓg provides a forum for young people to discuss local and national issues of relevance to them and Comhairle na nÓg is recognized as the official structure for participation by young people in the development of policies and services.**

## MANAGER'S RECOMMENDATION 5.6

~~SOC POL 15 To support and promote Meath Comhairle na nÓg in the development of local services and policies.~~

**SOC POL 15 To consult with and support Meath Comhairle na nÓg in the development of local services and policies that may impact on the lives of young people.**

## MANAGER'S RECOMMENDATION 5.7

### General

*Replace the terms 'Elderly' with 'older people' or similar throughout the plan as follows:*

### **Housing Strategy Vision and Aim**

The overall aim of housing policy is to enable every household to have available an affordable dwelling of good design, suited to its needs, in a quality environment and, as far as practicable, at the tenure of its choice. This also refers to households with specific needs, e.g. ~~those who are elderly~~ **older people** or **those who** have a disability, either physical or intellectual.

HS POL 7 To pay special attention to ~~the elderly~~ **the needs of older people** on low incomes in substandard, privately rented accommodation when planning and allocating accommodation for ~~the elderly~~ **older people**.

## Section 5.9 Healthcare Facilities

The HSE offer numerous services in Meath to different sectors of society including disability services and ~~elderly~~ **services for older people** which include day care and residential facilities including St. Joseph's Hospital Trim and Beaufort House in Navan which offers residential care and respite.

SOC POL 27 To encourage the integration of healthcare facilities within new and existing communities and to discourage proposals that would cause unnecessary isolation or other access difficulties, particularly for the disabled, ~~the elderly~~ **older people** and children.

- 10.4 Persons who are an Intrinsic Part of the Rural Community  
Returning emigrants who have lived for substantial parts of their lives in rural areas, then moved abroad and who now wish to return to reside near other family members, to work locally, to care for ~~elderly~~ **older** members of their family or to retire, and;
- 11.2.2.1 General  
Estate design should be guided by the principle of lifetime use and recognise the role of housing areas in children's play activities and the needs of ~~the elderly~~ **older people** and of persons with a disability. In particular, the layout of roads, footpaths and open space, should facilitate children to move freely and safely around their neighbourhood, and to be able to play in front or within sight of their homes.

Housing which is to cater for a specific sector of society, for example people with a disability or ~~elderly~~ **older** people, shall comply with the best practice guidance for such housing that is in place at the time that the planning application is being assessed.

- 11.2.6 Nursing Homes  
In determining planning applications for change of use of a residential dwelling or other building to nursing/~~elderly~~ **older persons** care home, the following factors should be considered:

### MANAGER'S RECOMMENDATION 5.8

Section 5.12 Burial Grounds:

SOC POL 45: To protect the cultural heritage of historical burial grounds within Co. Meath and encourage their management and maintenance in accordance with ~~conservation principles~~ **best conservation practice**.

### SEA / AA Screening

*The proposed amendments (Nos. 5.1 to 5.8) do not present an issue for the SEA or affect the conclusion presented in the Environmental Report. The overall impact of their inclusion is neutral. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

## 2.6 CHAPTER 6: TRANSPORT

### MANAGER'S RECOMMENDATION 6.1

Section 6.7 Dublin Airport

**Parts of County Meath are located within the noise zones and the outer public safety zone for Dublin airport. There is a need to minimise the adverse impact of noise without placing unreasonable restrictions on development. Two noise zones are shown in the Development Plan maps, an Outer Zone within which the Council will continue to restrict inappropriate development, and an Inner Zone within which new**



provisions for residential development and other noise sensitive uses will be actively resisted.

Public safety zones were drawn up in 2003 by ERM for the Department of Environment, Heritage and Local Government and the Department of Transport. The Council will follow the advice of the Irish Aviation Authority regarding the effects of proposed development on the safety of aircraft and the safe and efficient navigation thereof.

It is the policy of Meath County Council:

**TRAN POL XX** To strictly control inappropriate development and require noise insulation where appropriate within the Outer Noise Zone, and actively resist new provision for residential development and other noise sensitive uses within the Inner Noise Zone, as shown on Map 11.1. Under no circumstances shall any dwelling be permitted within the predicted 69 dB LAeq 16 hours noise contour. Comprehensive noise insulation shall be required for any house permitted. Any planning application shall be accompanied by a noise assessment report produced by a specialist in noise assessment which shall specify all proposed noise mitigation measures together with a declaration of acceptance of the applicant with regard to the result of the noise assessment report

**TRAN POL XX** Restrict development which would give rise to conflicts with aircraft movements on environmental or safety grounds on lands in the vicinity of Dublin Airport and on the main flight paths serving Dublin Airport, and in particular restrict residential development in areas likely to be affected by levels of noise inappropriate to residential use.

**TRAN POL XX** Promote appropriate land use patterns in the vicinity of the flight paths serving Dublin Airport, having regard to the precautionary principle, based on existing and anticipated environmental and safety impacts of aircraft movements.

**TRAN POL XX** Implement the policies to be determined by the Government in relation to Public Safety Zones for Dublin Airport.

**TRAN POL XX** Take account of the advice of the Irish Aviation Authority with regard to the effects of any development proposals on the safety of aircraft or the safe and efficient navigation thereof.

#### **MANAGER'S RECOMMENDATION 6.2**

##### Strategic Policy TRAN SP 15

To protect investment in the **capacity, efficiency and safety** of national roads by applying the guidance contained in the 'Spatial Planning and National Roads-Guidelines for Planning Authorities' and collaboration with the NTA and NRA.

#### **MANAGER'S RECOMMENDATION 6.3**

##### Section 6.10 Road Infrastructure

*Insert the following policy at the end of Section 6.10 (renumber subsequent objectives)*

**TRAN POL XX:** To ensure that all road and rail project proposals in the County do not either individually or in combination with other plans and projects have an undue



**adverse impact on the County's fisheries resource either through pollution, interference with the passage of migratory fish species or through interference with fisheries habitat.**

**MANAGER'S RECOMMENDATION 6.4**

Section 6.10.6 Development at National Road Junctions

TRAN POL 33 To review, as part of the town development and local area plans processes, land at strategic locations adjoining urban related motorway junctions which has previously been identified for employment generating uses, ~~following the adoption of~~ **subject to compliance with** the Spatial Planning and National Roads – Guidelines for Planning Authorities.

In this regard, the following junctions will be examined:

M1 Motorway	Junction 7 (Julianstown) Junction 8 (Duleek) Junction 9 (Drogheda)
M3 Motorway	Junction 4 (Clonee) Junction 5 (Dunboyne) Junction 9 Navan (North)
N2	Rath Roundabout

The Planning Authority will continue to support development proposals in such circumstances where all of the criteria specified in Section 2.7 of the “*Spatial Planning & National Roads Guidelines*” are adhered to.

**MANAGER'S RECOMMENDATION 6.5**

Section 6.10.8 Developments of National and Regional Strategic Importance

*Amend Section 6 as follows:*

~~N52 Bypass of Kells (to provide additional access point into employment lands at Lloyd);~~

**MANAGER'S RECOMMENDATION 6.6**

Map 6.4 Access to National Roads Exceptional Circumstances

*Amend Map no. 6.4 in accordance with the NRA recommendations.*

**MANAGER'S RECOMMENDATION 6.7**

Section 6.8.1 Rail

*Please refer to responses to Appendix 6 (SFRA) for recommendations in respect of Phase II of the Navan-Dublin rail line in relation to flood risk.*

**SEA / AA Screening**

*The proposed amendments clarify a range of issues relating to transport infrastructure provision within the County. The overall impact arising from their inclusion is considered positive and therefore supported by the SEA. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

**2.7 CHAPTER 7: WATER, DRAINAGE AND ENVIRONMENTAL SERVICES**

**MANAGER'S RECOMMENDATION 7.1**

Section 7.13 Interim permanent Water Services Arrangements



*Insert the following objective:*

**WS OBJ XX Meath County Council will seek enhanced capacity to service the East of the County and the Drogheda Environs in conjunction with Fingal and Louth County Councils, Drogheda Borough Council and the Department of Environment, Community and Local Government including where necessary the exploration of alternative options.**

**MANAGER'S RECOMMENDATION 7.2**

Section 7.16 Sustainable Urban Drainage Systems

*Insert the following objective:*

**WS OBJ XX To ensure that all new developments comply with Section 3.12 of the Greater Dublin Regional Code of Practice for Drainage Works V6 which sets out the requirements for new developments to allow for Climate Change.**

**MANAGER'S RECOMMENDATION 7.3**

Strategic Objective WS SO 8

~~WS SO 8: To ensure that wastewater treatment plants discharging into the Boyne catchment or to coastal Natura 2000 sites are operated in compliance with their wastewater discharge licenses/certificates of authorisation, in order to protect water quality.~~ **in so far as is reasonably practicable, waste water treatment plants are operated in compliance with their Waste Water Discharge Licenses / Certificates of Authorisation, in order to protect water quality.**

**MANAGER'S RECOMMENDATION 7.4**

Section 7.14.1 Water Framework Directive

*Insert the following statement at the end of Section 7.14.1:*

**The implications of the EU's Common Implementation Strategy for the Water Framework Directive (2000/60/EC)-Guidance Document No. 20, in particular Section 3.5. Strategic Policy Guidance and Legislation are noted particularly with respect to the assessment of applications.**

**MANAGER'S RECOMMENDATION 7.5**

Section 7.14.2 Surface Water

*Insert the following policy:*

**WS POL XX: In the assessment of planning applications for developments within the contributing catchment of the Balbriggan/Skerries Shellfish Waters regard shall be had to the Shellfish Pollution Reduction Plans where appropriate.**

**MANAGER'S RECOMMENDATION 7.6**

Section 7.15 Flood Risk Management

**WS POL 33: To consult, where necessary, with Inland Fisheries Ireland, the National Parks and Wildlife Service and other relevant agencies in the construction of flood alleviations measures in County Meath.**

**MANAGER'S RECOMMENDATION 7.7**

*Insert the following policy:*



**WS POL 30** To have regard to the recommendations of the Fingal East Meath Flood Risk Assessment and Management Study, the Eastern, North West and Neagh Bann Catchment Flood Risk Assessment and Management Study when finalised and approved.

**MANAGER'S RECOMMENDATION 7.8**

Section 7.17.2 Waste Infrastructure

*Insert the following objective:*

**WM OBJ XX:** To co-operate with the Department of the Environment, Community and Local Government, the Environmental Protection Agency and other relevant stakeholders in implementing proposals which discourage illegal or improper disposal of waste and promote the diversion of recyclable items from the waste streams including 'bottle return and refund' schemes.

**MANAGER'S RECOMMENDATION 7.9**

~~WM OBJ 8: To have regard to national legislation, national and regional waste management policy, best practice and the relevant siting guidelines when assessing applications for the siting of waste infrastructure. facilitate the implementation of national legislation, national and regional waste management policy.'~~

**MANAGER'S RECOMMENDATION 7.10**

*Insert the following objective:*

**WM POL XX:** "In examining and assessing the identification, release and development of zoned lands, Meath County Council shall have regard to the recommendations of the Fingal East Meath Flood Risk Assessment and Management Study and the approved Eastern, West and Neagh Bann Catchment Flood Risk Assessment and Management Study."

**SEA Screening**

*Generally the proposed amendments clarify a range of issues relating to Water, Drainage and Environmental Services within the County. The overall impact arising from their inclusion is considered positive and therefore supported by the SEA.*

*However amendment 7.3 presents a dilution of the previously stated policy in terms of discharges. Under the terms of their discharge Licences, as issued by the EPA, all facilities must operate within the limits specified in their licence, any negative deviation from those limits will be investigated by the EPA. The change in wording does not alter the Council's responsibility in the management and discharge of effluent from Wastewater Treatment Plants within the County and so the overall affect will not alter the conclusions of the SEA.*

**AA Screening**

*Proposed amendment 7.3 is a potential issue for the Appropriate Assessment as the wording "in so far as is reasonably practicable" suggests that there may be cases where it is not practical to comply with the Waste Water Discharge Licences / Certificates of Authorisation. In such a scenario there could be a threat to water quality which could result in significant effects on European Sites such as the River Boyne and Blackwater cSAC and also sensitive offshore sites.*

*The other proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*



## 2.8 CHAPTER 8: ENERGY AND TELECOMMUNICATIONS

### MANAGER'S RECOMMENDATION 8.1

Section 8.1 Energy

EC POL 13: To ensure that energy transmission and communications infrastructure follows best practice with regard to siting and design particularly to ensure the protection of all important recognised landscapes.

EC POL 16: To require that the location of local energy and communication services such as electricity, telephone, broadband and cable TV be underground, ~~where possible~~ **where appropriate.**

### MANAGER'S RECOMMENDATION 8.2

Section 8.2 Communications Technology

EC POL 30: To require the provision of energy and communications cables underground, especially in the urban environment, and generally within areas of public open space, in the interest of visual amenity.

### MANAGER'S RECOMMENDATION 8.3

Policy EC POL 5

EC POL 5: To seek to improve the energy efficiency of the county's existing building stock, **in line with good architectural conservation practice**, and to promote energy efficiency and conservation in the design and development of all new buildings in the County, in accordance with the Building Regulations Part L (Conservation of Fuel and Energy).

### MANAGER'S RECOMMENDATION 8.4

8.1.2 Electricity and Gas Networks: Achievements and Opportunities

*Amend section 8.1.2 (fourth line) as follows:*

"The East West interconnector has gone through the planning process and ~~is at construction stages. It is planned to be energised and operational by September 2012 and is now operational.~~"

*Managers Recommendation (as above) was accepted as follows:*

"The East West interconnector has gone through the planning process and ~~is at construction stages. It is planned to be energised and operational by September 2012 and is now operational.~~"

### MANAGER'S RECOMMENDATION 8.5

*Amend section 8.1.2 (Second paragraph, 3<sup>rd</sup> line) as follows:*

In addition, ~~it is planned to install~~ a new 110kv overhead line between Gorman 220kV and Meath Hill 110kV station is under construction, and **an increase in transformer capacity at Slane 38kV station is proposed.**

### MANAGER'S RECOMMENDATION 8.6

*Insert new policy EC POL 24 after EC POL 23 and re number the existing EC POL 24 and all subsequent policies:*



To ensure that development proposals, including quarrying and operations involving explosives, do not negatively impact on the gas network. Meath County Council may refer applications for developments in proximity to the natural gas network to Bord Gais Éireann and will have regard to their comments in the assessment of the application.

#### **MANAGER'S RECOMMENDATION 8.7**

##### Policy EC POL 32

EC POL 32: "To promote orderly development of telecommunications infrastructure throughout the county in accordance with the requirements of the 'Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities' July 1996 **and any subsequent revisions or expanded guidelines in this area.**"

#### **SEA / AA Screening**

*The proposed amendments (Nos. 8.1 to 8.7) do not materially affect the overall assessment and conclusion contained within the SEA Environmental Report. The proposed changes will therefore result in a neutral impact. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

## **2.9 CHAPTER 9: CULTURAL AND NATURAL ASSETS**

#### **MANAGER'S RECOMMENDATION 9.1**

##### General Issues

*Insert a reference to **The Aarhus Convention** in Appendix 2 – Strategic Policy Guidance and Legislation.*

#### **SEA / AA Screening**

*The proposed amendment does not present an issue for the SEA or the AA.*

#### **MANAGER'S RECOMMENDATION 9.2**

##### Section 9.4 Achievements

*To amend the text on page 162:*

In order to deliver on the strategic objectives and actions of the County Heritage and Biodiversity Plans, Meath County Council is actively working in partnership with the Heritage Council, Meath Tourism, Fáilte Ireland, Irish Walled Towns Network, Discovery Programme, Office of Public Works, National Parks and Wildlife Service, National Monuments Service, **the Architectural Heritage Advisory Unit of the Department of Arts, Heritage and the Gaeltacht**, Brú na Bóinne Research Framework Committee, East Border Region, Irish Archaeological Field School, Meath Partnership, Third Level Institutes, and communities and schools across County Meath.

#### **SEA / AA Screening**

*The proposed amendment does not present an issue for the SEA or the AA.*

#### **MANAGER'S RECOMMENDATION 9.3**

*Insert a new line of text at the end of Section 9.4 as follows:*

**It is the intention of Meath County Council to review its County Heritage and County Biodiversity Plans in partnership with the County Heritage Forum, relevant stakeholders and the community.**



**SEA / AA Screening**

*The proposed amendment does not present an issue for the SEA or the AA.*

**MANAGER'S RECOMMENDATION 9.4**

Section 9.5 Challenges

*Move the text of NH OBJ 2 (unchanged) as a new strategic objective of Chapter 9 in Section 9.5:*

To implement, in partnership with the County Meath Heritage Forum, relevant stakeholders and the community, the County Meath Heritage Plan and any revisions thereof

**SEA / AA Screening**

*The proposed amendment does not present an issue for the SEA or the AA.*

**MANAGER'S RECOMMENDATION 9.5**

Section 9.6.2 Brú na Bóinne UNESCO World Heritage Site

*Amend references to the statutory Architectural Heritage Protection – guidelines for Planning Authorities, (2011), and add reference to these guidelines in Section 9.6.4, and Appendix 2 (strategic policy guidance and legislation);*

**SEA / AA Screening**

*The proposed amendment does not present an issue for the SEA or the AA.*

**MANAGER'S RECOMMENDATION 9.6**

*Insert a new objective:*

**CH OBJ XX** To develop a World Heritage Site page in the meath.ie website to disseminate information and provide initial planning guidance for those living and working in and around the UNESCO World Heritage Site of Brú na Bóinne.

**SEA / AA Screening**

*The proposed amendment does not present an issue for the SEA or the AA.*

**MANAGER'S RECOMMENDATION 9.7**

*Amend all references to the WHS to read consistently as the UNESCO World Heritage Site of Brú na Bóinne*

**SEA / AA Screening**

*The proposed amendment does not present an issue for the SEA or the AA.*

**MANAGER'S RECOMMENDATION 9.8**

*Insert Text in Section 9.6.10, Architectural Heritage page 169 and re-number sections accordingly:*

In the interest of sustainability, it is considered that the re-use and adaptation of existing buildings is preferable to their demolition. Action 22 of the Government Policy on architecture asks all public authorities to specifically address the re-use of the existing building stock, regardless of protected status or otherwise.”



### **SEA / AA Screening**

*The proposed amendment is supported by the SEA, however it does not present an issue for the conclusions presented in the SEA Environmental Report. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

#### **MANAGER'S RECOMMENDATION 9.9**

*Insert a new policy:*

**CH POL XX: To encourage, where appropriate, the adaptive re-use of existing buildings and sites in a manner compatible with their character and significance.**

### **SEA / AA Screening**

*The proposed amendment is supported by the SEA and will result in a positive impact on this aspect of the environment; therefore its inclusion is welcome. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

#### **MANAGER'S RECOMMENDATION 9.10**

Section 9.6.3 UNESCO World Heritage Status

*Amend text on pg 164 as follows:*

Currently a ~~revised retrospective~~ Statement of ~~OUV~~ **Outstanding Universal Value for the World Heritage property Archaeological Ensemble of the Bend of the Boyne (Brú na Bóinne) 2011** is being considered by the World Heritage Centre.

### **SEA / AA Screening**

*The proposed amendment does not present an issue for the SEA. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

#### **MANAGER'S RECOMMENDATION 9.11**

Section 9.6.5 Brú na Bóinne UNESCO World Heritage Site Management Plan

*Add text on pg 165 as follows:*

**It is the intention of the Planning Authority to propose a variation of the County Development Plan to incorporate the revised Brú na Bóinne Management Plan, when completed.**

### **SEA / AA Screening**

*The proposed amendment is supported by the SEA; however it does not present an issue for the conclusions presented in the SEA Environmental Report. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

#### **MANAGER'S RECOMMENDATION 9.12**

Section 9.6.7 Development in Brú na Bóinne UNESCO World Heritage Site

**CH POL 4 – To refer all planning applications within the Brú na Bóinne World Heritage Site to the Department of Arts, Heritage and the Gaeltacht for comment. These comments will be considered in the making of decisions in all such planning applications.**

### **SEA / AA Screening**

*The proposed amendment is supported by the SEA and will result in a positive impact on this aspect of the environment; therefore its inclusion is welcome. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*



#### **MANAGER'S RECOMMENDATION 9.13**

CH OBJ 1 To protect and enhance **the Outstanding Universal Value of the cultural landscape in the Brú na Bóinne World Heritage Site UNESCO World Heritage Site of Brú na Bóinne**, in accordance with the relevant guidelines and national legislation, so that its integrity, authenticity and significance is not adversely affected by cumulative inappropriate change and development, and to enhance views within and adjacent to the site”

#### **SEA / AA Screening**

*The proposed amendment is supported by the SEA and will result in a positive impact on this aspect of the environment; therefore its inclusion is welcome. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

#### **MANAGER'S RECOMMENDATION 9.14**

CH OBJ 2 To protect the ridgelines which frame views within and from the Brú na Bóinne World Heritage Site from inappropriate **or visually intrusive** development.

#### **SEA / AA Screening**

*The proposed amendment is supported by the SEA and will result in a positive impact on this aspect of the environment; therefore its inclusion is welcome. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

#### **MANAGER'S RECOMMENDATION 9.15**

CH OBJ 4 To encourage the retention, conservation, and appropriate re-use of vernacular and traditional buildings within the ~~Brú na Bóinne World Heritage Site~~. **UNESCO World Heritage Site of Brú na Bóinne in preference to either their replacement, or the construction of new buildings on green field sites.**”

#### **SEA / AA Screening**

*The proposed amendment is supported by the SEA and will result in a positive impact on this aspect of the environment; therefore its inclusion is welcome. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

#### **MANAGER'S RECOMMENDATION 9.16**

Development Assessment Criteria (World Heritage Site)

*Amend text as follows:*

All new development, including extensions to existing buildings, and uses of land within the World Heritage Site must respect local character and distinctiveness, and demonstrate high quality sustainable design and construction. **The Planning Authority will require that any new development must meet appropriate standards of proper planning and sustainable development having regard to the Outstanding Universal Value of the World Heritage Site.** This includes but is not restricted to ensuring:...

#### **SEA / AA Screening**

*The proposed amendment is supported by the SEA and will result in a positive impact on this aspect of the environment; therefore its inclusion is welcome. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

#### **MANAGER'S RECOMMENDATION 9.17**

Exempted Development

Refer to the Development and Planning Regulations 2001 - 2011, Part 2 'Exempted Development' in particular Article 9(1)(a) parts (i), (vi), (vii), and (xii) in this regard. As CH OBJ 1 and 2 seek to protect and enhance the landscape, views and prospects in **the UNESCO World Heritage Site of Brú na Bóinne**, many developments which would be considered exempt in other areas may require planning permission. Those

considering undertaking works within the area are strongly advised to first consult Meath County Council.

### **SEA / AA Screening**

*The proposed amendment is supported by the SEA and will result in a positive impact on this aspect of the environment; therefore its inclusion is welcome. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

#### **MANAGER'S RECOMMENDATION 9.18**

##### Section 9.6.8 World Heritage Tentative List

*Amend text as follows:*

CH POL 5 – To protect ~~tentative~~ **potential** World Heritage Sites in Meath **on the UNESCO Tentative List – Ireland-2010**, from inappropriate development, **and support their nomination to World Heritage status.**

*Managers Recommendation (as above) was accepted as follows:*

**CH POL 5 – To recognise and respect potential World Heritage Sites in Meath on the UNESCO Tentative List – Ireland-2010, and support their nomination to World Heritage status.**

### **SEA Screening**

*The proposed amendment is considered to have a potential negative outcome as it removes an aspect of proposed protection afforded to the potential World Heritage Sites (Tara Complex and Kells). However, all development proposals are subject to careful consideration at the planning stage and are subject to compliance with normal planning legislation and control. In addition, the preamble to the section discusses the potential sites formal nomination as World Heritage Sites and states that if successful, they will be afforded considerable protection similar to those outlined in Policies CH1 to CH4 relating to the Bru Na Boinne World Heritage Site. In conclusion, it is recommended that planning and development in the vicinity of the potential World Heritage Sites be subject to SEA monitoring and if negative effects are observed that appropriate mitigation be put in place.*

*Given the above, the overall impact is considered neutral.*

### **AA Screening**

*The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

#### **MANAGER'S RECOMMENDATION 9.19**

*Identify the location of Kells (Early Medieval Monastic Sites) and the Tara Complex (Royal Sites of Ireland) on the Core Strategy Map 2.2.*

### **SEA / AA Screening**

*The proposed amendment does not present an issue for the SEA or the AA.*

#### **MANAGER'S RECOMMENDATION 9.20**

##### Section 9.6.9 Archaeological Heritage

*Insert a new objective in Section 9.6.9 and re-number objectives accordingly:*

**CH OBJ XX To consider the establishment of a National Monuments Advisory Committee for Meath, subject to available resources.**



**SEA / AA Screening**

*The proposed amendment is supported by the SEA and will result in a positive impact on this aspect of the environment; therefore its inclusion is welcome. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

**MANAGER'S RECOMMENDATION 9.21**

*Insert new text in Section 9.6.9:*

**Meath County Council will work with stakeholders to examine the feasibility of establishing a County Museum and County Archive or other such repository for the archaeological and historical heritage of the County.**

**SEA / AA Screening**

*The proposed amendment does not present an issue for the SEA. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

**MANAGER'S RECOMMENDATION 9.22**

Section 9.6.10 Architectural Heritage – Record of Protected Structures

Meath County Council considers such circumstances to be:

- ~~1. where the structure is a dangerous building, as defined in the dangerous buildings legislation, or;~~
- ~~2. where it can be demonstrated that the demolition of the structure is required for the greater common good.~~

**SEA / AA Screening**

*The proposed amendment does not present an issue for the SEA. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

**MANAGER'S RECOMMENDATION 9.23**

CH POL 10 To ~~preserve~~ **conserve** and protect the architectural heritage of Meath.

**SEA / AA Screening**

*The proposed amendment does not present an issue for the SEA. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

**MANAGER'S RECOMMENDATION 9.24**

CH POL 14 To continue to develop the Council's advisory/educational role with regard to heritage matters and to promote awareness, ~~and~~ understanding, **and appreciation** of the architectural heritage of Meath.

**SEA / AA Screening**

*The proposed amendment does not present an issue for the SEA. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

**MANAGER'S RECOMMENDATION 9.25**

Section 9.6.15 Architecture – New Buildings

*Amend text Section 9.6.15 Architecture – New Buildings:*

The built environment is not static, but is continually developing and evolving. The structures of today ~~will~~ **may** become the heritage of the future. Contemporary buildings of a high design standard will be actively encouraged through the planning system.



**SEA / AA Screening**

*The proposed amendment does not present an issue for the SEA. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

**MANAGER'S RECOMMENDATION 9.26**

Section 9.7.2.2. Natural Heritage Areas

NH OBJ 4: To protect and conserve the conservation value of candidate Special Areas of Conservation, Special Protection Areas, National Heritage Areas **and proposed Natural Heritage Areas** as identified by the Minister for the Department of Arts, Heritage and the Gaeltacht and any other sites that may be proposed for designation during the lifetime of this Plan.

**SEA / AA Screening**

*The proposed amendment does not present an issue for the SEA. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

**MANAGER'S RECOMMENDATION 9.27**

Section 9.7.3.1 Green Infrastructure Strategy for County Meath

The draft strategy will be presented to the elected members of Meath **County** Council for their consideration ~~in due course~~ **within one year**.

**SEA / AA Screening**

*The proposed amendment is supported by the SEA ensuring this important aspect to preserving the County's green infrastructure is delivered in a timely manner. This is considered a useful element to the ongoing monitoring of the plan's implementation and will therefore have a positive effect. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

**MANAGER'S RECOMMENDATION 9.28**

Section 9.7.8 Woodlands, Hedgerows and Trees

*Add following text to Section 9.7.8 Woodlands, Hedgerows and Trees*

(Please refer to **Chapter 10.10, Forestry** and Chapter 10.11, Tree Preservation, in this regard).

**SEA / AA Screening**

*The proposed amendment does not present an issue for the SEA. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

**MANAGER'S RECOMMENDATION 9.29**

NH OBH 7: To continue to work in partnership with stakeholders to develop and enhance Balrath Wood, **and other appropriate woodlands where feasible**, as an Outdoor Classroom and its facilities under the auspices of the NeighbourWood (*sic*) Scheme.

**SEA / AA Screening**

*The proposed amendment does not present an issue for the SEA. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

**MANAGER'S RECOMMENDATION 9.30**

Section 9.7.11 The Coast

NH POL 22: 'To have regard to the character, visual, recreational, environmental and amenity value of the coast, **and provisions for public access**, in assessing proposals for development



### **SEA / AA Screening**

*The proposed amendment does not present an issue for the SEA. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

#### **MANAGER'S RECOMMENDATION 9.31**

Section 9.9 Historic Landscape Characterisation (HLC)

*Add the following text to section 9.9:*

**It is the intention of Meath County Council to utilise Historic Landscape Characterisation as a tool to inform Landscape Character Assessment in the County.**

### **SEA / AA Screening**

*The proposed amendment does not present an issue for the SEA. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

#### **MANAGER'S RECOMMENDATION 9.32**

**LC OBJ 4: To complete the pilot study on Historic Landscape Characterisation and utilise the results to complement and contribute to Landscape Character Assessment (LCA)**

### **SEA / AA Screening**

*The proposed amendment is supported by the SEA ensuring this important aspect to preserving the County's landscape character. This is considered a useful element to the ongoing monitoring of the plan's implementation and will therefore have a positive effect. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

## **2.10 CHAPTER 10: RURAL DEVELOPMENT**

#### **MANAGER'S RECOMMENDATION 10.1**

Section 10.8 Agriculture

*Amend section 10.8 by including the following at the end of paragraph 1:*

**Furthermore, it is recognised that the agriculture sector plays an important role in environmental management and landscape protection and can play a central role in maintaining and enhancing the quality of the rural countryside.**

#### **MANAGER'S RECOMMENDATION 10.2**

**RD POL 26: To ensure that all existing workings shall be rehabilitated to suitable land uses and that all future extraction activities will allow for the rehabilitation of pits and proper land use management. The biodiversity value of the site should be considered in the first instance when preparing restoration plans. Where land filling with is proposed, inert material is the preferred method. Each planning application shall be considered on a case by case basis and where relevant will be dealt with under the relevant regional Waste Management Plan.**

#### **MANAGER'S RECOMMENDATION 10.3**

**RD POL 27: To ensure that development for aggregates / mineral extraction, processing and associated concrete production does not significantly impact in the following areas:**

- i. Existing & Proposed Special Areas of Conservation (SACs);
- ii. Special Protection Areas (SPAs);
- iii. **Natural Heritage Areas** and proposed Natural Heritage Areas (pNHAs);
- iv. Other areas of importance for the conservation of flora and fauna;



- v. Areas of significant archaeological potential;
- vi. In the vicinity of a recorded monument, and;
- vii. Sensitive landscapes;
- viii. **World Heritage Sites.”**

### **SEA / AA Screening**

*The proposed amendments (10.1-10.3) do not materially affect the overall assessment and conclusion contained within the SEA Environmental Report. The proposed changes will therefore result in a neutral impact. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

## **2.11 CHAPTER 11: DEVELOPMENT MANAGEMENT STANDARDS AND GUIDELINES**

### **MANAGER’S RECOMMENDATION 11.1**

#### Section 11.2.2.1 General

*Add new text in relevant section.*

**Excessive transmission of sound between structurally adjoining residential units causes nuisance to occupiers. New residential units must be constructed to a high standard to ensure transmission of sound is within acceptable standards. The relevant standards for sound insulation and the enforcement of these are controlled through the building control regulations and legislation.**

### **MANAGER’S RECOMMENDATION 11.2**

#### Section 11.2.2.2 Houses

1. A minimum of 22 metres, between directly opposing windows shall be observed. Where sufficient private open space is provided and privacy is maintained, this depth may be reduced for single storey dwellings. **Appropriate design solutions may be acceptable in other circumstances where the windows of non habitable rooms are within 22 metres of each other.**

### **MANAGER’S RECOMMENDATION 11.3**

*Insert bullet point 6:*

6. **Meath County Council shall require that areas dedicated for public open space in a planning application are transferred to the ownership of the Council where the development is taken in charge by the Council.**

### **MANAGER’S RECOMMENDATION 11.4**

#### Section 11.9 Car Parking Standards

Offices - 1 per 25 sq. gross floor area. Where the floor area exceeds ~~4,000~~ **1,500** sq.m. gross floor area, 1 space per 50sq.m. gross floor area.

#### Section 11.12 Telecommunications

(e) To submit proposals to mitigate the visual impact of the proposed development including the construction of access roads, additional poles and structures, **and adequate screening and/or landscaping**, and

## **MANAGER'S RECOMMENDATION 11.5**

### Section 11.14 Extractive Industry and Building Materials

*Amend bullet point to state:*

- Impact on archaeological and architectural heritage. **Reference should be made to the contents of the 'Archaeological Code of Practice (Department of the Environment, Heritage and Local Government and Irish Concrete Federation, 2009);**

## **MANAGER'S RECOMMENDATION 11.6**

*Insert text at end of section stating*

**Supporting studies and analysis should be prepared by appropriately qualified personnel.**

### **SEA Screening**

*The proposed amendments (Nos. 11.1 to 11.4) do not materially affect the overall assessment and conclusion contained within the SEA Environmental Report. The proposed changes will therefore result in a neutral impact.*

*Recommendations 11.5 and 11.6 are considered appropriate and will assist the decision-making process on the appropriateness of specific locations for particular proposed developments.*

### **AA Screening**

*The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

## **2.12 CHAPTER 12: IMPLEMENTATION AND MONITORING**

### **MANAGER'S RECOMMENDATION 12.1**

**Notwithstanding the statutory requirement to prepare a progress report not more than 2 years after the making of the plan, the preparation of an annual monitoring and evaluation report would be of value to the Council to facilitate the identification of any issues concerning implementation of the Development Plan, for example through the interpretation of development plan objectives in the development management process.**

### **MANAGER'S RECOMMENDATION 12.2**

**IMP & MON OBJ 1: To endeavour to prepare an annual monitoring and evaluation report on the progress achieved in securing the objectives of the plan to be given to the Elected Members, subject to the availability of the necessary resources.**

### **MANAGER'S RECOMMENDATION 12.3**

**IMP & MON OBJ 2: To prepare a preliminary monitoring evaluation report on the likely significant environmental effects of implementing the County Development Plan within two years of the making of the Plan (as per section 15) of the Environmental Report. (This could coincide with 2<sup>nd</sup> annual review of the Development Plan on the progress achieved in securing the Development Plan objectives as per IMP & MON OBJ 1).**

### **MANAGER'S RECOMMENDATION 12.4**

**IMP & MON OBJ 3: To undertake monitoring as set out in Chapter 8 of the Environmental Report.**



**SEA / AA Screening**

*The proposed amendments (Nos. 12.1 to 12.4) are considered to be positive inclusions and are therefore considered to result in a positive impact on the various environmental receptors overall. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report.*

FINAL



## 3.0 OTHER MANAGER'S RECOMMENDATIONS

### Screening of Significant Effects

#### Introduction

A number of further recommendations were also considered by the Elected Members. These included recommendations on Maps and Appendices.

#### 3.1 VOLUME 3 – BOOK OF MAPS

##### MANAGER'S RECOMMENDATION VOL 3.1

*Amend Map no. 6.3 as follows:*

- *Include in brackets (refer to Chapter 6-Transportation) after 'National and Regional Road Network' in the title block.*
- *Cross reference to Chapter 6 and TRANS OBJ 16 in the title block.*

##### MANAGER'S RECOMMENDATION VOL 3.2

*Amend Map 8.1 as follows:*

- *Differentiate between the types of transmission lines illustrated on the map.*
- *Include a reference to the Gorman-Meath Hill 110kV line being under construction.*

#### **SEA / AA Screening**

*The proposed amendments (Nos. 3.1 and 3.2 above) do not present an issue in terms of the SEA or the AA.*

#### 3.2 APPENDIX 7 – LANDSCAPE CHARACTER ASSESSMENT

##### MANAGER'S RECOMMENDATION VOL A7.1

*It is recommended that the following change is made to the text on page 10 of the Landscape Character Assessment.*

"Meath has potentially great appeal for tourists due to the wealth of heritage sites in the county. ~~Brú na Boinne is the only World Heritage Site (WHS) in Ireland (although the Giant's Causeway WHS is in Northern Ireland).~~ **Brú na Boinne is one of three World Heritage Sites on the island of Ireland, the others being Skellig Michael and the Giant's Causeway.**"

#### **SEA / AA Screening**

*The proposed amendment does not present an issue in terms of the SEA or the AA.*



### 3.3 APPENDIX 12 – PROTECTED VIEWS AND PROSPECTS

#### MANAGER'S RECOMMENDATION VOL A12.1

*To amend the list of views, and include additional views. To revise the mapping accordingly, removing Map Nos. 9.5.2, 9.5.3, 9.5.4, 9.5.5 and 9.5.6, and include detail of motorways and major rivers on Map 9.5.1.*

#### **SEA Screening**

*The proposed amendment (A12.1) is considered to be positive as it adds clarity to the issue of Views and Prospects and improves consideration of protection of local landscape character and distinctiveness.*

#### **AA Screening**

*The proposed amendments do not present an issue in terms of the SEA or the AA.*

### 3.4 OTHER AMENDMENTS

**3.2.1** The County Manager, Brendan McGrath suggested a material change to the missing map to show the Views and Prospects and the map is matching the table.

**3.2.2** Councillor Nick Killian requested for the Development Plan to make reference to Barcelona Convention.

#### **SEA / AA Screening**

*The proposed amendments to the maps listed above do not present an issue in terms of the SEA or the AA.*



## 4.0 DISCUSSION OF ISSUES RELATING TO THE SEA ENVIRONMENTAL REPORT

### VOLUME 4 - APPROPRIATE ASSESSMENT & STRATEGIC ENVIRONMENTAL ASSESSMENT

#### Introduction

A number of submissions raised specific issues for the SEA process/Report and the AA. The SEA/AA consultant team prepared a response to those issues and presented it to the County Manager and subsequently to the Elected Members. Therefore this section of the Screening Report deals specifically with those issues and the proposed amendments to the SEA Environmental Report. A more detailed discussion on the submissions, as provided to the County Manager and Elected Members is provided as Appendix 1.

#### 4.1 Submission by Mary McCloskey

##### **MANAGER'S RECOMMENDATION VOL 4.1**

##### SEA Response and Recommendation

It is proposed to review the noise map in light of the comments made.

#### 4.2 Submission by the EPA

##### **MANAGER'S RECOMMENDATION VOL 4.2**

Agree with submission – amend Section 3.3.7 to include reference to SEI's Offshore Renewable Energy development Plan.

##### **MANAGER'S RECOMMENDATION VOL 4.3**

Agree with submission – include a section on the role of the Regional Planning Authorities in Section 3.4.2.

##### **MANAGER'S RECOMMENDATION VOL 4.4**

Agree with submission - include a reference to the Eastern CFRAMS in Section 3.4.8.

##### **MANAGER'S RECOMMENDATION VOL 4.5**

Agree with submission – insert relevant reference to the EU's *Common Implementation Strategy for the Water Framework Directive (2000/60/EC) – Guidance Document No. 20*, in particular *Section 3.5 Key Issues for Article 4.7*.

##### **MANAGER'S RECOMMENDATION VOL 4.6**

Agree – insert 'at appropriate locations' into SEO B3.

##### **MANAGER'S RECOMMENDATION VOL 4.7**

Under Section 5 of their submission, the EPA raises points in relation to a deep water port at Gormanston and in relation to Table 7.1 SEA Assessment Summary. In response it is noted that the draft Meath County Development Plan does not contain a policy or objective to develop a deep water port at Gormanston. ED POL 9 states only that the draft County Development Plan will "facilitate the sustainable development of a new deep water port in East Meath". No specific site or detail is provided for the deep water port and therefore the SEA can not fully consider the potential effects of such a development on water quality, biodiversity, flood risk, bathing waters, material assets, infrastructure etc. However, Policies

ED POL 10 and ED POL 11 will ensure that any proposal for such a port and related land side development will be subject to full environmental assessment.

The SEA considers the likely effect of the policies and objectives of the draft Meath County Development Plan on the basis of the information provided and as a result a finding of neutral/uncertain was given in relation to the impact of Economic Development policies on water quality in the draft Environmental Report. Given the lack the detail on elements such as the location and detail of a potential port in east Meath, a recognised element of uncertainty has been included in the assessment of the impact of Economic Development on Water Quality. The EPA has suggested an amendment to Table 7.1 to change the impact of Economic Development on Water Quality from 'neutral / uncertain' to 'uncertain' and this recommendation is supported and as a result the change is recommended.

#### **MANAGER'S RECOMMENDATION VOL 4.8**

Chapter 2, Section 2.3.4

*Insert at end of paragraph after point 3.*

**In considering the zoning at LAP/ Town Plan stage and in the preparation of development and zoning objectives for urban centres to be subsumed into the County Development Plan any potential issue between zoning and the flood risk assessment will be required to be addressed in order to minimise and/ or mitigate the potential conflict, by means of alternative land use zoning objectives or discontinuing the land use zoning objective and/ or phasing pending mitigation.**

#### **MANAGER'S RECOMMENDATION VOL 4.9**

Chapter 7, Section 7.15

*Insert at end of 4<sup>th</sup> paragraph:*

**In considering the zoning at LAP/ Town Plan stage and in the preparation of development and zoning objectives for urban centres to be subsumed into the County Development Plan any potential issue between zoning and the flood risk assessment will be required to be addressed in order to minimise and/ or mitigate the potential conflict, by means of alternative land use zoning objectives or discontinuing the land use zoning objective and/ or phasing pending mitigation.**

#### **MANAGER'S RECOMMENDATION VOL 4.10**

It is recommended to insert a new objective into the County Development Plan that Meath County Council will undertake monitoring as set out in Chapter 8 of the Environmental Report and in compliance with Article 10 of the SEA Directive.

*Proposed wording:*

**IMP & MON OBJ 3: To undertake monitoring as set out in Chapter 8 of the Environmental Report**

#### **MANAGER'S RECOMMENDATION VOL 4.11**

Agree – insert a target / indicator for monitoring the spread of invasive species within the County.



#### 4.3 Submission by the Department of Arts, Heritage and the Gaeltacht

##### MANAGER'S RECOMMENDATION VOL 4.12

###### SEA Response and Recommendation

Change to Objective NH OBJ 4 supported by SEA - policy change recommended to insert 'and proposed Natural Heritage Areas' into Objective NH OBJ 4

##### MANAGER'S RECOMMENDATION VOL 4.13

*Proposed insertion at the end of the last paragraph of section 8.1.5 of Draft Plan:*

The aim of this Development Plan is to promote a policy of preferential avoidance of siting wind energy projects in Natura 2000 sites, or sites that are on the flight lines of wintering birds unless it can be proven that there are no risks to the integrity of the sites (by carrying out Appropriate Assessment).

#### 4.4 Submission by the Irish Wind Energy Association

##### MANAGER'S RECOMMENDATION VOL 4.14

1. Chapter 4 of the SEA Report will be reviewed to incorporate any relevant findings from the SEAI Wind atlas into the baseline information for the County.

##### MANAGER'S RECOMMENDATION VOL 4.15

2. Recommend amending SEA report to reflect this (revert to Manager's Report).

#### 4.5 Submission by Inland Fisheries Ireland

##### MANAGER'S RECOMMENDATION VOL 4.16

Section 4.9.5 of the SEA Report sets out the baseline status of waste water treatment and discharge within County Meath. The most up to date information at the time the SEA Report was drafted was from Census 2006. Since publication of the draft Environmental Report data from the 2011 Census has become available. It is recommended to update the baseline data in Section 4.9.5 of the Environmental Report to reflect this information.

#### **SEA / AA Screening**

*Consideration of SEA/AA effects of the proposed amendments (Nos. 4.1 to 4.16) are detailed in Appendix 1.*



## 5.0 CONCLUSION

The SEA process ensures that the environment is central to all decisions on the future development of the County. The purpose of the assessment is to highlight the potential conflicts, if they are present, between the stated policies and objectives contained in the Draft Plan with the Strategic Environmental Objectives. Strategic Environmental Assessment is undertaken during the preparation period of the plan or programme, and before a decision is made to formally adopt it. The SEA process thereby assists in and improves the quality of the plan making process by:

- Facilitating the identification and appraisal of alternative plan strategies;
- Raising awareness of the environmental impacts of the plan's implementation; and
- Encouraging the inclusion of measurable targets and indicators to aid monitoring.

The objective of SEA is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development throughout the member states of the EU.

Based on the screening exercise for SEA and AA, the Planning Authority determined, in accordance with the requirement of Section 12 (7)(aa) of the Planning and Development Act 2000 (as amended), that the likely significant effects on the environment of implementing the proposed amendments, or material alterations, to the Draft Plan were not such that they required either further Strategic Environmental Assessment or Appropriate Assessment, as per the requirements of the relevant Directives. In general terms the proposed amendments as highlighted and discussed in this screening document will have a neutral effect on the environment as a whole.

These Proposed Amendments to the Draft Plan constitute a further stage in the process of making a new Development Plan for County Meath. The Proposed Amendments are required to be placed on public display for a period of not less than four weeks in accordance with the Planning and Development Act 2000-2010. Written submissions or observations with respect to the Proposed Amendments which are received will be taken into consideration by the Manager and Elected Members of the Council before the making of actual amendments to the Draft Plan.

## APPENDIX 1

### STRATEGIC ENVIRONMENTAL ASSESSMENT AND APPROPRIATE ASSESSMENT

**Response to Submissions made to Draft Meath County Development Plan (2013-2019)  
specifically relating to SEA and AA**

DRAFT



## **1.1 Submission on behalf of Dublin and Mid-East Regional Authorities through the Committee of the Joint Members of the Regional Planning Guidelines for the Greater Dublin Area. (No. 2006)**

### Main Issues raised in relation to the SEA or AA

*The SEA report carried out in conjunction with the Draft Development Plan is considered to cover the necessary themes around the draft plan. It may however be useful to highlight how the SEA process affected the policies during the plan making process e.g. by identifying those which were new additions, or where wording of policies were amended/revised to take account of SEA impacts or how SEA have informed plan policies. It may also be useful to insert a short reference in the core strategy to reflect the integration of the SEA process within the draft plan.*

### **SEA Response**

*From the outset of the preparation of the Draft Meath County Development Plan the SEA team worked iteratively with the Development Plan team to ensure that environmental considerations were a central factor during the formulation of the policies and objectives of the Plan. This iterative process involved providing guidance to the Development Plan team in addition to ongoing assessment and amendment of policies and objectives at the pre draft stage and throughout.*

*Thus the draft SEA Report and Development Plan are interwoven with considerable inputs provided by the SEA team into the preparation of the draft Development Plan. It is considered impractical and unnecessary to highlight instances where the SEA team proposed wording amendments to particular policies/objectives and therefore, it is not proposed to include these in the Environmental Report. Notwithstanding the above the SEA report contains a section highlighting where the recommendations of the SEA team were incorporated into the Draft Plan and this is considered sufficient to highlight the level of influence the SEA had on the Plan's preparation.*

*Further to this and as per EPA guidance, the SEA Report has been drafted in a manner which attempts to produce a document which is clear and concise. The proposal to amend the draft SEA Report to highlight changes or additions made to the wording of individual policies or objectives in the draft Development Plan as a result of the SEA process would render the document excessively long and unclear and is therefore not supported.*

## **1.2 Submission by Mary McCloskey (No. 2024)**

### Main Issues raised in relation to the SEA or AA

*Noise Map is inaccurate*

### **SEA Response**

*It is proposed to review, and correct if necessary, the noise map in light of the comments made.*



### **1.3 Submission by Louth County Council (No. 2025)**

#### **Main Issues raised in relation to the SEA or AA**

##### *Section 8.8 Strategic Environmental Assessment*

*Reference is made to one of the mitigation measures which relates to include adequate buffer zones along Natura 2000 sites. It is requested that the extent of such buffer zones should be stated in the SEA document and Volume 1 of the Development Plan as consistency may be required between adjoining authorities in respect of these zones.*

*Point 5 of the submission from Louth County Council states:*

*“Section 8.8 of the SEA relates to mitigation measures included to protect the environment and states the following 'Shall provide for sufficient buffer zones along the Natura 2000 Site to maintain the integrity of the site and will not encroach onto the Natura 2000 Site and associated habitats.' it is not clear as to the size and extent of which is to be applied for this "buffer zone". The area relevant should be made clear within both the SEA and Volume 1 of the Draft Dev Plan as there should be a requirement for consistency in this buffer and that detailed in other adjoining County Dev Plans*

#### **SEA / AA Response**

*Point 5 of the submission of Louth County Council relates specifically to the SEA and the issue of buffer zones around protected sites. The point is made that no specific distance is referred to. In response it is considered the extent of any setback is based on the proposed development and its potential effect on such sites.*

*A review of the development plans of adjoining counties has been carried out to ascertain their approach and use of buffer zones. It has been confirmed that under the current Louth County Development Plan there are no buffer zones in Louth.*

*In relation to buffer zones the Fingal County Development Plan 2012-2019 states:*

*“The Council has identified lands around Malahide/Broadmeadow, Rogerstown and Baldoyle estuaries and around Sluice River Marsh and the Bog of the Ring as ecological buffer zones. These buffer zones protect the ecological integrity of the nationally and internationally designated sites by providing suitable habitat for key species such as birds, by providing for compatible land-uses around the designated sites, and in the case of the freshwater wetland areas, by ensuring a steady supply of clean groundwater and surface water. Around the estuaries the buffer zones can also provide for recreational uses and are also important for coastal flood protection and for climate change adaptation. Ecological buffer zones are areas where agricultural uses may be combined with nature conservation and low-intensity recreational use such as walking and cycling. The Council will normally only grant permission where it is clearly demonstrated that a proposal will have no significant adverse impact on the habitats and species of interest in the buffer zone and its ecological functions. Proposals for development in these areas will require Appropriate Assessment because of their close proximity to Natura 2000 sites.”*



*The Fingal buffer zones are marked on the Green Infrastructure maps and are of varying width and are very site-specific. It is suggested that a similar approach is employed for Meath CDP and is therefore recommended that there is no change to the policy in the draft CDP.*

#### **1.4 Submission by the EPA (No. 2050)**

##### Main Issues raised in relation to the SEA or AA

*The EPA welcomes and acknowledges the inclusion of many of the issues highlighted in their scoping submission. The SEA highlights the particular issues/sensitivities surrounding water quality, infrastructure provision, sensitive landscapes, designated natural and built heritage. The submission raises a number of issues which are highlighted below:*

- 1. The requirement to prepare an SEA Statement.*
- 2. Submission suggests the inclusion of a cumulative sensitivity map for the county, highlighting areas of overlapping sensitivity which would be a useful resource in identifying areas with greater potential for significant environmental effects, to be afforded particular protection in the Plan.*
- 3. In relation to the assessment of alternative development scenarios, it is submitted that consideration should be given to incorporating the requirements of the Regional Planning Guidelines and implementing a Core Strategy approach for each alternative, to ensure a realistic approach is taken.*
- 4. It is submitted that this section 2.9 (Environmental Assessment of the Development Plan) should summarise how environmental vulnerabilities/sensitivities identified in the previous Plan and SEA process have changed to date.*
- 5. It is submitted that consideration should be given in Section 2.12 Technical Difficulties Encountered, to including a reference to any data gaps identified, as relevant and appropriate.*
- 6. Consideration should be given in Section 3.3.7 Energy to including a reference to the SEI's Offshore Renewable Energy Development Plan (OREDPA), which includes recommendations for the preferable renewable energy technologies for the Eastern region and Eirgrid's GRID 25 Implementation Plan*
- 7. Section 3.4.2 Regional Planning Guidelines for the greater Dublin Area (2010-2022) should include a section on the role of the Regional Planning Authorities and should also refer to the requirements of implementing a Core Strategy approach to the development of land use plans.*
- 8. Consideration should be given to including a reference to the Eastern CFRAMS in Section 3.4.8.*
- 9. Consideration should be given to making reference to the EU's Common Implementation Strategy for the Water Framework Directive (2000/60/EC) – Guidance Document No. 20, in particular Section 3.5 Key Issues for Article 4.7*

10. *The Strategic Environmental Objectives (SEOs), as provided in Section 5 Strategic Environmental Objectives Targets and Indicators is acknowledged. Consideration, however, should be given to amending SEO B3 as follows “Provide opportunities for sustainable public access to wildlife and wild places **at appropriate locations**”*
11. *The inclusion of Table 7.1 SEA Assessment Summary is noted. Clarification should be given however, whether the proposed deep water port for Gormanston has been taken into account in this table. In particular, with regard to the potential effects on water quality, biodiversity, flood risk, bathing waters, material assets, infrastructure etc. Consideration should be given to amending the “neutral uncertain impacts” for Economic Development and Water Quality to “uncertain”, as an assessment of this Proposed Port Development has not currently been undertaken. It is acknowledged that Policy ED POL 10 seeks the establishment of a SDZ designation to facilitate land side activities which support the proposed deep water port and Policy ED POL 11 also commits to ensuring that any port related development proposals are subject to full environmental assessment including SEA, EIA and AA as required.*
12. *Consideration should be given to quantifying the amount of existing residential zoned lands and how much is proposed to be developed within the Plan period. It should be ensured that the requirements of the Regional Planning Guidelines are fully integrated as appropriate, in terms of implementing a core strategy approach, seeking to re-zone, de-zone, strategically reserve and phase excess zoned undeveloped lands.*
13. *With regard to flooding, where zoned lands in settlements within the County are identified as at significant risk of flooding (Flood Zones A & B), consideration should be given to including a specific mitigation measure for the de-zoning zoning/re-zoning/development of these lands appropriate to the risk of flooding identified and also those excess lands in proximity to designated Natura 2000 sites.*
14. *Consideration should be given to the inclusion of a description of how the environment has changed, from an assessment of the monitoring carried out under the previous Plan, and whether the new Plan proposes to continue/review or modify existing monitoring frequencies etc. The Monitoring Programme should also be flexible enough to take account of specific environmental issues as they arise. The programme must be able to deal with the possibility of cumulative effects.*
15. *Under Environmental Category “Biodiversity – Flora and Fauna”, consideration should be given to including a target / indicator for monitoring the spread of invasive species within the County*

### **SEA Response**

1. *In accordance with Article 9 of the SEA Directive, upon adoption of the Development Plan an SEA Statement will be made available summarising how environmental considerations have been integrated into the plan, how the Environmental report and the outcome of consultations were taken into account, and the reasons for choosing the plan as adopted in the light of other reasonable alternatives considered.*



2. *A considerable amount of GIS mapping was prepared during the SEA process in order to facilitate an understanding of the existing environmental characteristics of the Plan area. It is considered that the mapping in its current form adequately highlights areas of sensitivity within the County which have potential for significant environmental effects.*
3. *The EPA suggests incorporating the requirements of the Regional Planning Guidelines in addressing the issue of Plan alternatives. Specifically the EPA advise, for consideration purposes, implementing a Core Strategy approach for each alternative, to ensure a realistic approach is taken.*

*Due care and consideration of the issue of alternative development scenarios was discussed in detail with the Plan preparation team. The alternatives put forward were in accordance with Article 5 of the SEA Directive “reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme”. In addition the significant environmental effects of the alternatives selected were assessed and documented.*

*The proposed alternatives were therefore considered reasonable, realistic and capable of implementation. Furthermore they were in accordance with the appropriate strategic level at which the Plan will be implemented within the national planning hierarchy. The alternatives proposed were assessed against the relevant environmental objectives established for the key aspects of the environment likely to be significantly affected.*

*The Meath County Development Plan will be framed within a policy context set by a hierarchy of National and Regional level strategic plans as well as the Irish and European legislative framework, therefore the options for alternatives were limited.*

*The core issue however relates to the implementation of the core strategy approach for each alternative. The alternatives put forward for assessment were based on the full implementation of the core strategy; the alternatives documented and discussed in the SEA Environmental Report were considered viable approaches to achieving the aims of the core strategy through various development scenarios. As a result it is not considered necessary to embellish the section further.*

4. *The state of the existing environment as documented in the Environmental Report is based on the most up-to-date information available, most of which supersedes the data used to compile the previous environmental report. The SEA team have assessed the sensitivity of the environmental receptors based on this information; the conclusion drawn on the issue of sensitivity is therefore considered current and relevant. The principal issue relating to environmental sensitivity is change and it is concluded the environmental report addresses the current draft plan’s ability to impart change on the environment within the county over the lifetime of the Plan.*
5. *Data gaps are identified in Section 4.2 of the Environmental Report.*
6. *Agree with submission – amend Section 3.3.7 to include reference to SEI’s Offshore Renewable Energy development Plan*
7. *Agree with submission – include a section on the role of the Regional Planning Authorities in Section 3.4.2*
8. *Agree with submission - include a reference to the Eastern CFRAMS in Section 3.4.8.*

9. Agree with submission – insert relevant reference to the EU’s Common Implementation Strategy for the Water Framework Directive (2000/60/EC) – Guidance Document No. 20, in particular Section 3.5 Key Issues for Article 4.7
10. Agree – insert **‘at appropriate locations’** into SEO B3
11. Under Section 5 of their submission, the EPA raises points in relation to a deep water port at Gormanston and in relation to Table 7.1 SEA Assessment Summary. In response it is noted that the draft Meath County Development Plan does not contain a policy or objective to develop a deep water port at Gormanston. ED POL 9 states only that the draft County Development Plan will “facilitate the sustainable development of a new deep water port in East Meath”. No specific site or detail is provided for the deep water port and therefore the SEA can not fully consider the potential effects of such a development on water quality, biodiversity, flood risk, bathing waters, material assets, infrastructure etc. However, Policies ED POL 10 and ED POL 11 will ensure that any proposal for such a port and related land side development will be subject to full environmental assessment.

The SEA considers the likely effect of the policies and objectives of the draft Meath County Development Plan on the basis of the information provided and as a result a finding of neutral/uncertain was given in relation to the impact of Economic Development policies on water quality in the draft Environmental Report. Given the lack the detail on elements such as the location and detail of a potential port in east Meath, a recognised element of uncertainty has been included in the assessment of the impact of Economic Development on Water Quality. The EPA has suggested an amendment to Table 7.1 to change the impact of Economic Development on Water Quality from ‘neutral / uncertain’ to ‘uncertain’ and this recommendation is supported and as a result the change is recommended.

12. Table 2.4 of the draft Development Plan sets out the quantum of existing residential zoned lands throughout the County and the quantity of residential land required for development over the period of the Plan. This table indicates that there is sufficient zoned land to meet the population projections as put forward by the Regional Authority. This section of the draft Plan has been prepared as per the guidelines of the DoECLG on Core Strategies. The Managers Report has recommended that the draft Core Strategy as set out in Chapter 2 of the draft Plan be amended on foot of the submission received by the Regional Planning Authority to ensure that the requirements of the Regional Planning Guidelines are fully integrated into the core strategy for the County. All of the residentially zoned lands within the County are contained within statutory plans which are subsidiary to the County Development Plan, (Local Area Plans, Town Plans etc). The zoning, phasing (pending mitigation) and/or de-zoning of residential lands will be considered at this level and these plans will be subject to their own SEA process.
13. Section 7.15 of the draft County Development Plan sets out the policies and objectives of the County with regard to Flood Risk Management. Policy WS POL 28 states that the

*Authority will “have regard to the “Planning System and Flood Risk Management – Guidelines for Planning Authorities” (DoEHLG/OPW, 2009) through the use of the sequential approach and application of the Justification Tests for Development Management and Development Plans, during the period of this Plan” To strengthen the position of the Development Plan and the lower level plans of the County which deal with specific zonings it is proposed to insert the following text into the Development Plan:*

#### **Chapter 2, Section 2.3.4**

*Insert at end of paragraph after point 3:*

**In considering the zoning at LAP/ Town Plan stage and in the preparation of development and zoning objectives for urban centres to be subsumed into the County Development Plan any potential issue between zoning and the flood risk assessment will be required to be addressed in order to minimise and/ or mitigate the potential conflict, by means of alternative land use zoning objectives or discontinuing the land use zoning objective and/ or phasing pending mitigation.**

Chapter 7, Section 7.15

*Insert at end of 4th paragraph:*

**In considering the zoning at LAP/ Town Plan stage and in the preparation of development and zoning objectives for urban centres to be subsumed into the County Development Plan any potential issue between zoning and the flood risk assessment will be required to be addressed in order to minimise and/ or mitigate the potential conflict, by means of alternative land use zoning objectives or discontinuing the land use zoning objective and/ or phasing pending mitigation.**

- 14. It is recommended to insert a new objective into the County Development Plan that Meath County Council will undertake monitoring as set out in Chapter 8 of the Environmental Report and in compliance with Article 10 of the SEA Directive.*

*Proposed wording:*

**IMP & MON OBJ 3: To undertake monitoring as set out in Chapter 8 of the Environmental Report**

- 15. Agree – insert a target / indicator for monitoring the spread of invasive species within the County.*

#### **1.5 Submission by the Department of Arts, Heritage and the Gaeltacht (No. 2090)**

Main issues raised in relation to SEA or AA



Clarification is required in a small number of instances as outlined below.

1. In section 2.4 of the AA the guidance document on AA of the Department has been mentioned and a distance of 15km used. It should be noted that the guidance also mentions the possible need for a longer distance or catchment basis in the case of rivers.
2. Objective NH OBJ 4 should be amended to clarify that proposed NHA sites as well as designated NHA sites will also be protected by the County Development Plan. With the current wording, it is not clear that they will be protected because they may not be designated during the lifetime of this Plan. It is recommended that the words “and proposed Natural Heritage Areas” are inserted after the words “Natural Heritage Areas” in this objective.
3. The mitigation proposed for wind turbines has not also included the possible impact of turbines in sites on the flight paths of birds, which is mentioned in section 11.15.3 of the draft Plan. To be consistent the issue of bird flight paths should be included in section 8.1.5 of the draft Plan.

### **SEA Response**

1. The AA of the Meath County Development Plan initially addressed sites within 15km of the County boundary in accordance with generic guidance issued by the Department of the Environment, Community and Local Government. Due to the geographic location and orientation of river catchments, this buffer has been deemed adequate to cover sites that could be affected outside of the County boundary. In-combination impacts have been addressed by analysis of neighbouring County Development Plans, many of which contain European sites outside of the 15km buffer. Therefore the cumulative impacts of the Meath plan and other plans have been addressed with respect to these additional areas.

2. Change to Objective NH OBJ 4 supported by SEA - policy change recommended to insert ‘**and proposed Natural Heritage Areas**’ into Objective NH OBJ 4

3. Supported by SEA

*Proposed insertion to end of Section 8.1.5 of Draft Plan:*

**The aim of this Development Plan is to promote a policy of preferential avoidance of siting wind energy projects in Natura 2000 sites, or sites that are on the flight lines of wintering birds unless it can be proven that there are no risks to the integrity of the sites (by carrying out Appropriate Assessment).**

### **1.6 Submission by the Irish Wind Energy Association (No. 2113)**

Main issues raised in relation to SEA or AA

1. Review Appendix 7 “The Landscape Character Assessment” 2007, to take into consideration the SEAI Wind Atlas.
2. The IWEA note that the Draft SEA at pg 101 states: The Irish Wind Energy Association (IWEA) lists two wind farms currently in operation in County Meath. They are both located in Dunmore



and output 4.2MW. IWEA notes that the Dunmore Wind Farms are located in Co Louth on the border with County Meath and their website information has been corrected to reflect this.

### **SEA Response**

The submission of the IWEA supports many of the policies and objectives of the Draft Plan in relation to energy infrastructure provision, limiting harmful emissions, climate change etc. The submission discusses the siting of wind energy infrastructure in Natura 2000 sites. This is already sufficiently dealt with in the Draft Dev Plan in Section 11.15.2 which will allow such development if it can be proven by carrying out AA that the development would not impact on the integrity of the Natura 2000 site.

1. Chapter 4 of the SEA Report will be reviewed to incorporate any relevant findings from the SEAI Wind atlas into the baseline information for the County.

2. Recommend amending SEA report to reflect this.

### **AA Response**

In relation to the point raised in the submission regarding the presumption against overhead lines in European sites, the AA recommends retaining the existing protective policies in the Draft Plan.

### **1.7 Submission by Inland Fisheries Ireland (No. 2115)**

#### **Main issues raised in relation to SEA or AA**

1. Sections 4.7.5 and 4.7.6 of the SEA Report are noted. Section 4.9.5 infers current impact of wastewater discharges on surface waters based on data from 2005. Such a characterisation is invalid and does not reflect any changes (including improvements) in the status of waters that have developed since that time

#### **SEA Response**

1. Section 4.9.5 of the SEA Report sets out the baseline status of waste water treatment and discharge within County Meath. The most up to date information at the time the SEA Report was drafted was from Census 2006. Since publication of the draft Environmental Report data from the 2011 Census has become available. It is recommended to update the baseline data in Section 4.9.5 of the Environmental Report to reflect this information.

