

Ashbourne

Strategic Policies

SP 1	<p>To operate an Order of Priority for the release of residential lands in compliance with the requirements of CS OBJ 6 of the County Development Plan as follows:</p> <p>i) The lands identified with an A2 '<i>New Residential</i>' land use zoning objective corresponds with the requirements of Table 2.4 Housing Allocation & Zoned Land Requirements in Volume I of this County Development Plan and are available for residential development within the life of this Development Plan.</p> <p>ii) The lands identified with an A2 '<i>New Residential</i>' land use zoning objective but qualified as '<i>Residential Phase II (Post 2019)</i>' are not available for residential development within the life of this Development Plan.</p>
SP 2	<p>To operate an Order of Priority for release of lands identified for E2 '<i>General Enterprise & Employment</i>' in compliance with the requirements of ED OBJ 2 as follows:</p> <p>i) The lands identified with an E2 '<i>General Enterprise & Employment</i>' land use zoning objective are available for development within the life of this Development Plan.</p> <p>ii) The lands identified with an E2 '<i>General Enterprise & Employment</i>' land use zoning objective but qualified as '<i>Phase II</i>' will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan.</p> <p>iii) Should a significant development be proposed which could not be accommodated only within the lands identified as Phase I, lands within Phase II may be considered in this regard. The development of the lands identified as Phase II will be subject to the preparation and agreement of a Framework Plan with the Planning Authority prior to the submission of any planning application on said lands.</p>

Policies

Flood Risk

FR POL 1	To manage flood risk and development in Ashbourne in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan.
FR POL 2	Where existing development in the development envelop is at potential risk of flooding (A1 ' <i>Existing Residential</i> ', B1 ' <i>Town Centre</i> ' & G1 ' <i>Community Infrastructure</i> ' land use zoning objectives refer) as identified on the land use zoning objectives map, any significant extensions / change of use / reconstruction shall be subject to an appropriately detailed Flood Risk Assessment in line with the policies (WS POL 29 - 36) contained in Volume I of the County Development Plan.
FR POL 3	Any future planning applications lodged with respect to the sites identified on the land use zoning objectives map as having the benefit of an extant planning permission in the general Killekland area to the south west of

Ashbourne shall be accompanied by an appropriately detailed Flood Risk Assessment. The Flood Risk Assessment shall clearly assess flood risks, management measures and demonstrate compliance with the "*The Planning System and Flood Risk Management Guidelines for Planning Authorities*" (November 2009). The Flood Risk Assessment shall consider the Sequential Approach within the subject site and would typically involve allocating water compatible development within Flood Zones A and Zone B. Buildings should be sited at an appropriate finished floor level, which should be above the 1 in 100 year flood level, with an allowance for freeboard and climate change.

Objectives

Flood Risk

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

Land Use

FP OBJ 1 **Framework Plan Area 1**
This Framework Plan relates to lands at Milltown to the south of Ashbourne and extends to 19.9 hectares in area. 10.16 hectares is included within Phase I and a further 9.74 hectares is within Phase II. It is intended that the lands shall provide a primary school site, lands for recreational purposes and residential development. The Framework Plan for these lands shall include, inter alia:

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

FP OBJ 2

Framework Plan Area 2

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

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

FP OBJ 3

Framework Plan Area 3

This Framework Plan relates to lands off the N2 and L5018 to the northwest of the Ashbourne Business Park. These lands extend to 30.46ha in area. Existing residences have been omitted from this zoning and zoned according to their current use. A Framework Plan has been prepared by the Planning Authority in relation to these lands. Any development within this area shall generally accord with the agreed Framework Plan. Section 4.3 of the Meath County Development Plan 2013-2019 outlines that a specific local zoning objective may be applied to lands within a broad zoning category where the Council is seeking to achieve a special objective. The Framework Plan 2 lands are identified with an E2, '*General Enterprise & Employment*' (Category 1) land use zoning objective. However, these lands represent a unique opportunity as an extremely well serviced site within the fringe of South Meath and Metropolitan Dublin. The site is well placed along the route of the main Eirgrid east/west inter-connector between Woodland, Co. Meath and Deeside (UK) which offers great opportunities for enterprises that require guaranteed delivery of power. Furthermore, the site is bisected by both the Aurora Telcom National Network and An Bord Gáis pipeline providing excellent fibre based broadband and power connections. The local zoning objective set down for these lands is as follows: '*To provide for the development of 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. Any revisions to the Framework Plan shall require the prior written agreement of the Planning Authority.

Ashbourne Local Area Plan Residential & Employment Land Evaluation

1.0 Household Allocation

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

Table 1: Housing Allocation and Zoned Land Requirements for Ashbourne

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

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

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

2.0 Residential Land Evaluation

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

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

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

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

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

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

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

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

Table 2: Description of individually zoned available sites evaluated

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

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

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

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

Table 4: Yield and Rank of residential lands evaluated

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

3.0 Employment Land Evaluation

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

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

ED OBJ 2 of the Meath County Development Plan 2013 – 2019 requires that the review of Local Area Plans to ensure consistency with the new County Development Plan and in particular the Core Strategy contained therein also requires a review of the appropriateness of the nature, location and quantum of industrial and employment generating land use in individual centres and in the preparation of development and zoning objectives for towns and villages that are to be included in the County Development Plan. This has been undertaken for Ashbourne.

The land use zoning objectives map clearly identifies the supply of land for enterprise and employment as well as commercial development and will generate the requisite level of job creation needed for Ashbourne's growing population. The quantity and take up of lands identified for enterprise and employment use will be closely monitored during the lifespan of this County Development Plan in order to ensure that a sufficient quantity available to meet demand. There are approximately 47 hectares of enterprise and employment zoned lands in Ashbourne to date with a further 75 hectares available for further development. This will ensure sufficient lands are available for employment generating uses for the life of this Plan and beyond and having regard to the available water services capacity.

The primary focus of enterprise and employment uses in Ashbourne has been to the north of the town, initially on the Ballybin Road (Ashbourne Industrial Estate) and more recently towards the Rath roundabout. Meath County Council considers it preferable to consolidate existing developments rather than commencing further greenfield sites for employment uses, in effect applying a sequential approach to enterprise development. Meath County Council has prioritised those lands which remain available (26.6 hectares) adjoining Ashbourne Business Park which shall include for the provision of a civic amenity facility and approximately 0.5 hectares/1 acre for the use as a depot. These lands shall be subject to the requirements of a Framework Plan (FP 2) to ensure their co-coordinated and integrated development.

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

The lands identified with an E2 '*General Enterprise and Employment*' land use zoning objective on the western side of the Ballybin Road to the south of the existing Ashbourne Retail Park (12 hectares) and lands to the south of Ashbourne Business Centre (3.6 hectares) have been identified as Phase II Enterprise lands on the land use zoning objectives map.

Drogheda Southern Environs

Strategic Policy

SP 1	<p>To operate an Order of Priority for the release of residential lands in compliance with the requirements of CS OBJ 6 of the County Development Plan as follows:</p> <p>i) The lands identified with an A2 '<i>New Residential</i>' land use zoning objective corresponds with the requirements of Table 2.4 Housing Allocation & Zoned Land Requirements in Volume I of this County Development Plan and are available for residential development within the life of this Development Plan.</p> <p>ii) The lands identified with an A2 'New Residential' land use zoning objective but qualified as '<i>Residential Phase II (Post 2019)</i>' are not available for residential development within the life of this Development Plan.</p>
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Policies

Flood Risk

FR POL 1	To manage flood risk and development in Drogheda Environs in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan.
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FR POL 2	Where existing development in the development envelop is at potential risk of flooding (A1 ' <i>Existing Residential</i> ' land use zoning objective refer) as identified on the land use zoning objectives map, any significant extensions / change of use / reconstruction shall be subject to an appropriately detailed Flood Risk Assessment in line with the policies (WS POL 29 - 36) contained in Volume I of the County Development Plan.
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FR POL 3	Any future planning applications lodged with respect to area bounded by Mill Road / Marsh Road / Dublin Belfast rail line shall be accompanied by an appropriately detailed Flood Risk Assessment. The Flood Risk Assessment shall clearly assess flood risks, management measures and demonstrate compliance with the " <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities</i> " (November 2009). The Flood Risk Assessment shall consider the Sequential Approach within the subject site and would typically involve allocating water compatible development within Flood Zones A and Zone B. Buildings should be sited at an appropriate finished floor level, which should be above the 1 in 100 year flood level, with an allowance for freeboard and climate change.
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FR POL 4	The Eastern CFRAM flood mapping and management plan when complete and available will provide additional clarity to flood mapping and risk management measures than was available to inform the land use zoning objectives presented for Drogheda Environs. The Eastern CFRAM flood mapping and management plan shall be consulted when available in conjunction with this Written Statement & Volume I of the County Development Plan.
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Land Use**LU POL****Neighbourhood Centre**

To provide a neighbourhood centre of appropriate scale to serve the local retail catchment.

Objectives**Flood Risk****FR OBJ**

The Framework Plan required pursuant to objective MMA1 in the Drogheda Local Area Plan for the area bounded by Mill Road / Marsh Road / Dublin Belfast rail line shall determine the overall roads layout for this area supported by an appropriately detailed Traffic Impact Assessment which shall demonstrate the capacity in the wider road network from the R132 in Drogheda and Colpe Cross. During the environmental assessment of alignments of overall roads layout for this area, a Justification Test will need to be applied if alignments interact with Flood Zone A/B. A detailed Flood Risk Assessment will be required to manage the risk and to demonstrate there will be no impact on adjacent lands. The detailed design of the roads layout shall also be subject to as Appropriate Assessment pursuant to the Habitats Directive.

Movement & Access**MA OBJ 1**

To provide for a Park and Ride facility and integrated shuttle bus service. The Park and Ride facility should be accessed off the Donore Road (via the access road to the retail park) and new pedestrian linkages to the surrounding employment area from the Park and Ride facility should be provided.

MA OBJ 2

To provide for a link road through the Mill Road/ Marsh Road District providing access to the lands and functioning as a local distributor road.

MA OBJ 3

To upgrade the Mill Road and Marsh Road to provide for pedestrian footpaths and to provide on-street cycle tracks along the entirety of these roads. Further to this, a Transport Study should be carried out to ascertain the appropriate size, specification and location of a new river crossing to link the proposed distributor road with the proposed Northern Port Access Route provided on the Northside of Drogheda in Co. Louth (in line with the recommendations of the Planning Strategy for the Greater Drogheda Area).

Drogheda Southern Environs Local Area Plan Residential Land Evaluation

1.0 Household Allocation

The Core Strategy contained in Volume 1 of the Meath County Development Plan 2013-2019 allocates 857 no. units (which include 50% headroom) to the Drogheda Environs over the lifetime of the Plan. Table 5 is an extract from Table 2.4 of the Core Strategy as it relates to the Drogheda Environs.

Table 5: Housing Allocation and Zoned Land Requirements for Southern Environs of Drogheda

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) ²	Total Available Zoned Land (ha)	Deficit/ Excess (ha)
857	43	19.9	157.2	1.8	159.1	139.1

According to Table 2.5 of the County Development Plan, there were 1,653 no. units with planning permission in the environs area. This is revised downwards significantly to 1,132 no. units as two separate planning permissions were not implemented and have since lapsed.

It is clear from the extract of Table 2.4 above that there was a significant excess of residentially zoned land contained in the Local Area Plan for the Southern Environs of Drogheda as adopted in 2009 in comparison to that now required to satisfy the household allocation provided for in the 2013 – 2019 County Development Plan. The Southern Environs of Drogheda Local Area Plan is legally obliged to be consistent with the Meath County Development Plan, its Core Strategy and with the household projections and population growth contained therein. In order to do this, an evidence based approach was developed to evaluate the land which benefitted from a residential land use zoning objective.

2.0 Residential Land Evaluation

The amended land use zoning objectives map has identified the lands required to accommodate the allocation of 857 no. units provided for under the Core Strategy. It should be noted that there is headroom included in the household allocations of 50% and thus there is no justification for the release of any additional lands over and above those specified in Table 8 and illustrated on the land use zoning objectives map for Drogheda Southern Environs. The requirement for any further release of residential zoned land in the Southern Environs of Drogheda will be assessed following the making of the next County Development Plan in line with the population projections contained therein. The sites that were evaluated are detailed in Table 6. The location of these lands is illustrated on the maps in Appendix 2 to Volume 5 (Residential Land Evaluation Maps).

A strong emphasis was placed on a sequential approach to development, in line with the guidance contained in the Section 2.3.4 of the 2013 – 2019 County Development Plan. The use of the Justification Test for lands at risk of flooding was not considered necessary in light of the extent and nature of alternative residential zoned land at a lower risk of flooding. The evaluation of the development areas therefore excluded those areas within the identified

² Note that the figure entered represents 30% of the total available mixed use land zoning, reflecting that residential uses would be subsidiary use in these zoning categories that relate to town and village centre sites and edge of centre sites.

flood risk mapping. The evaluation also excluded all sites with the benefit of an extant permission.

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

- Proximity to the town centre: maximise the utility of existing and proposed future infrastructure including public transport options.
- Environmental constraints: Proximity to and potential impact on the qualifying interests of the adjoining Natura 2000 sites;
- Availability of public transport: To maximise public transport investment, it is important that land use planning underpins its efficiency by sustainable transport patterns;
- Availability of community and social infrastructure facilities with particular regard to the proximity to educational facilities;
- The need to provide new roads infrastructure to facilitate development, and;
- Consistency with sequential approach to urban expansion and contribution to a compact urban form. The development of infill sites makes a significant contribution in this regard. Leapfrogging beyond other available sites will not be considered favourably.

Table 6: Residential Sites for Evaluation in the Southern Environs of Drogheda

	Location	Land Area (hectares)
Site 1	Lands south of the Rathmullan Road	11.88
Site 2	Lands on the Platin Road	11.67
Site 3	Lands at Bryanstown, west of the Beamore Road	14.1
Site 4	Lands at Bryanstown, east of the Beamore Road (excluding lands subject to flood risk)	38.82
Site 5	Lands south of Bryanstown Cross Route	3.77
Site 6	Lands west of Colpe Cross (excluding lands identified as being subject to flood risk)	8.17
Site 7	Lands west of Mill Road (excluding lands identified as being subject to flood risk)	28.72
Site 8	Lands south of Marsh Road	22.42
Site 9	Lands at western end of Rathmullan Road	20.61

Distance to the town centre, bus station, and rail station and to schools (primary and post primary) was calculated on the basis of walking distance from the sites using Google maps, with allowance made for distance from the particular site to the public road where necessary. The town centre was taken to be West Street.

The locations of the schools in closest proximity to the sites are illustrated in the Maps for Drogheda included in Appendix 2. It should be noted that an average distance from a site to St. Mary's School and the Sacred Heart School was used (where these were the closest schools to the site), reflecting that these are single sex schools.

Sites scored 1 point if they were less than 1 kilometre distant from the point of interest; 2 points if the distance was between 1 and 2 kilometres, 3 points if the distance was between 2 and 3 kilometres, etc.

Tables 7 and 8 detail the outcome of the residential land evaluation. They show that Sites 5 (south of the Bryanstown Cross Route), Site 1 (Rathmullan Road), Site 2 (Platin Road) and Site 9 (western end of Rathmullan Road) scored the highest. Sites 5 and part of sites 1, 2 and 9 are being prioritised for release in Phase I, during the lifetime of the Meath County Development Plan 2013-2019. Any application for development on sites 1, 2 and 9 should illustrate an overall layout for the site in order to provide for an integrated development of these lands. Meath County Council will monitor the uptake of lands in Phase I, particularly site 5, which is currently in use as a playing field. The phasing indicated in the land use zoning objectives map gives effect to this assessment. All other lands are indicated as being in Phase II. The timeline for the release, if appropriate, of these lands will be considered post 2019 in accordance with the relevant Meath County Development Plan in place at that time.

The Department of Education and Skills has advised that lands should be reserved for a primary and post primary school. Consequently, lands for this purpose have been zoned in Bryanstown. These lands previously had the benefit of an A2 *New Residential* land use zoning objective.

Table 7: Outcome of Residential Land Evaluation

Site	1	2	3	4	5	6	7	8	9
Proximity to Town Centre (West Street) Score	3	3	3	4	3	4	5	4	3
Proximity to Bus Station Score	3	3	3	4	2	4	5	4	3
Proximity to Rail Station Score	4	4	3	3	2	3	3	3	4
Proximity to Primary Education Score	2	3	2	3	1	3	1	1	2
Proximity to Post Primary Education Score	1	3	2	3	1	4	1	1	1
New Roads Required	1	1	2	3	1	4	4	4	1
Infill Site	5	2	5	5	1	2	5	5	5
Natura 2000 Sites	3	3	3	3	1	3	3	5	3
Total Score	22	22	23	28	12	27	27	27	22
Rank	2	2	5	9	1	6	6	6	2

The potential yield set down below in Table 8 is based on the densities set out. They were determined taking into account the site location, the Meath County Development Plan 2013-2019 (Table 2.4) and Government policy. Each application for residential development will however be assessed on its own merits through the development management process. The total yield accruing from the sites in Phase I is 856 no. units and the total area of available land is 23.9 hectares.

Table 8: Residential Land Phasing

Site	Zoning	Land Area (ha)	Density	Yield	Rank	Phase
Site 5	A2	3.77	40	151	1st	I
Site 1	A2	11.88	35	416	Joint 2nd	I* (6.7ha/235 units)
Site 2	A2	11.67	35	408	Joint 2nd	I* (6.7ha/235 units)
Site 9	A2	20.61	35	721	Joint 2nd	I* (6.7ha/235 units)
Site 3	A2	14.1	43	606	5th	II
Site 6	A2	8.17	35	286	Joint 6th	II
Site 7	A2	28.72	43	1,235	Joint 6th	II
Site 8	A2	22.42	43	964	Joint 6th	II
Site 4	A2	38.82	43	1,669	9th	II

Dunboyne Clonee Pace

Strategic Policy

SP 1	<p>To operate an Order of Priority for the release of residential lands in compliance with the requirements of CS OBJ 6 of the County Development Plan as follows:</p> <p>i) The lands identified with an A2 '<i>New Residential</i>' land use zoning objective corresponds with the requirements of Table 2.4 Housing Allocation & Zoned Land Requirements in Volume I of this County Development Plan and are available for residential development within the life of this Development Plan.</p> <p>ii) The lands identified with an A2 '<i>New Residential</i>' land use zoning objective but qualified as '<i>Residential Phase II (Post 2019)</i>' are not available for residential development within the life of this Development Plan.</p>
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Policies

Flood Risk

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

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

Land Use

Pace OBJ 1	<p>To prepare a unitary Framework Plan for the designated Level 2 Retail Centre at Pace which will address land use, transportation, connectivity, urban design, recreation and implementation issues. Delivery of the Level 2 Retail Centre shall be phased and co-ordinated in tandem with infrastructural provision across the Corridor Area. It shall be a grounding objective of this Framework Plan to encourage development in a sustainable, co-ordinated and efficient manner where such development is facilitated and accompanied by the required infrastructure and services.</p> <p>The Framework Plan shall provide, inter alia:</p> <ul style="list-style-type: none"> • for retail floorspace and associated facilities to include some high density and other appropriate residential development commensurate with population growth over the time period of the County Development Plan having regard to the commitment in the Regional Planning Strategy for Dunboyne to grow from a Level 3 to a Level 2 Centre gradually over a 15 - 20 year timeframe; • high end office based employment uses at levels commensurate with its location and proximate to a multi modal public transport interchange; • a pedestrian and cycle route over the M3 Motorway to lands to the east subject to the agreement of the National Roads Authority. <p>The preparation of the Framework Plan shall have regard to and generally be consistent with the Integrated Framework Plan for Land Use and Transportation as required pursuant to in the Meath County Development Plan 2013-2019 and other policies and objectives of the County Development Plan, the Regional Planning Guidelines and the 2008 – 2016 GDA Retail Strategy.</p> <p>Strategic Environmental Assessment and Appropriate Assessment of the IFPLUT shall be carried out.</p>
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Pace OBJ 2	<p>To provide for strategic employment use predominantly for high end office development on lands adjacent to the emerging preferred location for the future Level 2 Centre at Pace on a phased basis within the life of the County Development Plan as identified on the land use zoning objectives map.</p>
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Commercial, Economic and Retail

CER OBJ 1	<p>Future Gateway Building</p> <p>To provide a single landmark building of significant architectural merit to replace the existing Herbal Medicine facilities in Dunboyne which could include the provision of integrated holistic medical care, research and educational facilities as part of the continued development of Dunboyne Herbs. The building shall be accommodated on lands outside the designated Flood Plain lands, identified on the land use zoning map. Any application submitted with respect to the subject lands shall be accompanied by a suitably detailed Stage III Flood Risk Assessment and Management Plan as required pursuant to FR POL 1.</p>
CER OBJ 2	<p>Lands at Portan, Clonee</p> <p>It is a requirement of the Meath County Developments Plan that the development of the employment generating lands at Portan, Clonee will be subject to the provisions of a Framework Plan to be agreed with the Executive of the Planning Authority and specific servicing and access</p>

arrangements set out in the Movement Section of the Dunboyne Clonee Pace Local Area Plan (2009). Any uses proposed shall have regard to and be consistent with the range of uses indicated as being appropriate to E2 'General Industry & Employment' Category 1 (Primary & Secondary Economic Centres) and E3 'Warehousing & Distribution' as provided for in Volume I of the County Development Plan.

Flood Risk Management

FR OBJ 1

To require the submission of a site specific flood risk assessment with any planning application made on these lands (refer to land use zoning objectives map for Clonee).

Dunboyne Local Area Plan Residential Land Evaluation

1.0 Household Allocation

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

Table 9: Household allocation for Dunboyne and Clonee

Household Allocation 2013-2019	Av. Net Density Applicable unit/ha	Quantity of Residential Zoned Land Required	Available Land Zoned for Residential Use (ha)	Available Land Zoned for Mixed Use incl. Residential (ha)*	Total Available Zoned Land (ha)	Deficit/ Excess (ha)
1,494	45	33.2	88.6	1.19	89.8	56.6

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

According to Table 2.5 of the County Development Plan, there were 113 no. units with planning permission in Dunboyne. This has since been revised to 116 no. units in 2013.

A Flood Risk Assessment Study was carried out as part of Variation No. 2 to the Meath County Development Plan 2013-2019. This found that extensive flood zones were present in Clonee village, which encompass the vast majority of the village within the development boundary and also extend to unzoned lands adjoining the village. It is not considered appropriate to consider vulnerable land uses such as residential within such areas notwithstanding the presence of flood defence works which have been previously carried out. In light of this and taking into account the status of Clonee as a Village in the county settlement hierarchy, it is not proposed to identify additional lands to accommodate the household allocation. Instead, these units have been re-assigned to Dunboyne. The total allocation for Dunboyne is thus revised to 1,578 no. units which require approximately 35 hectares of residential zoned land. This is shown in Table 9A which also includes revised figures for land availability which exclude those lands at risk of flooding (see Section 2 for further details).

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

Household Allocation 2013-2019	Av. Net Density Applicable unit/ha	Quantity of Residential Zoned Land Required	Available Land Zoned for Residential Use (ha)	Available Land Zoned for Mixed Use incl. Residential (ha)*	Total Available Zoned Land (ha)	Deficit/ Excess (ha)
1,578	45	35.1	65.9	0.561	66.5	31.4

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

It is clear from Table 9A that there is an excess of residentially zoned land in Dunboyne in comparison to that now required to satisfy the household allocation. In order to ascertain which lands should be prioritised for development, an evidence based approach was developed to evaluate the land which benefitted from a residential land use zoning objective.

2.0 Residential Land Evaluation

The land use zoning objectives map has identified the lands required to accommodate the household allocation of 1,578 no. units. It should be noted that there is already headroom of 50% included in the household allocations (Table 2.4 of the Meath County Development Plan 2013 – 2019 Volume I refers) and thus there is no justification for the release of any additional lands over and above those specified in Table 12 and illustrated on the land use zoning objectives map for Dunboyne. The requirement for any further release of residential zoned land in Dunboyne will be assessed following the making of the next County Development Plan in line with the population projections contained therein. The sites that were evaluated are detailed in Table 10. The location of these lands is illustrated on the maps in Appendix 2 to Volume 5 (Residential Land Evaluation Maps).

In carrying out the evaluation, a strong emphasis was placed on a sequential approach to development, in line with the guidance contained in the Section 2.3.4 of the Meath County Development Plan 2013 – 2019. The Flood Risk Assessment Study prepared for Variation No. 2 to the Meath County Development Plan 2013-2019 identified substantially sized flood zones in Dunboyne. The use of the Justification Test for lands at risk of flooding was generally not considered necessary in light of the extent and nature of alternative residential zoned land at a lower risk of flooding. However, a Justification Test was carried out for lands south of the railway station which was previously identified for new residential development, taking into account their proximity to the rail station. However, these lands did not pass the Justification Test. Consequently, the evaluation of the development areas excluded those areas identified as being at risk from flooding as shown on the flood risk mapping. The evaluation also excluded all sites with the benefit of an extant permission.

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

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

Distance to the town centre, rail station and to schools (primary and post primary) was calculated on the basis of walking distance from the sites using Google maps, with allowance made for distance from the particular site to the public road where necessary. The locations

of the schools in Dunboyne are illustrated on the mapping contained in Appendix 2. The distance from each site to the closest school was used in the evaluation.

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

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

Table 10: Residential sites for evaluation in Dunboyne

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

Table 11: Outcome of Residential Land Evaluation

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

³ This figure represents 30% of the site size, taking into account that the site is zoned for town centre using and residential development would be an ancillary component of development on these lands.

Table 12: Residential Land Phasing

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

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

The potential yield set down in Table 12 is based on the densities set out for each land parcel. These were determined taking into account the site location and proximity to the rail station, the Meath County Development Plan 2013-2019 (Table 2.4) and Government policy. Each application for residential development will however be assessed on its own merits through the development management process. The total yield accruing from the sites in Phase I ranked numbered 1-6 inclusive is 1,582 no units and the total area of available land is 34 hectares.

3.0 Flood Risk Assessment

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

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

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

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

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

Guidelines, there are no undeveloped lands identified with a land use zoning objective which would allow highly vulnerable or less vulnerable uses within Flood Zone A or B (other than for extant permissions). The extent of the existing flood defences are identified in Appendix I.

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

Dunshaughlin

Strategic Policies

SP 1	<p>To operate an Order of Priority for the release of residential lands in compliance with the requirements of CS OBJ 6 of the County Development Plan as follows:</p> <p>i) The lands identified with an A2 '<i>New Residential</i>' land use zoning objective corresponds with the requirements of Table 2.4 Housing Allocation & Zoned Land Requirements in Volume I of this County Development Plan and are available for residential development within the life of this Development Plan.</p> <p>ii) The lands identified with an A2 '<i>New Residential</i>' land use zoning objective but qualified as '<i>Residential Phase II (Post 2019)</i>' are not available for residential development within the life of this Development Plan.</p>
SP 2	<p>To operate an Order of Priority for release of lands identified for E2 '<i>General Enterprise & Employment</i>' in compliance with the requirements of ED OBJ 2 as follows:</p> <p>i) The lands identified with an E2 '<i>General Enterprise & Employment</i>' land use zoning objective are available for development within the life of this Development Plan.</p> <p>ii) The lands identified with an E2 '<i>General Enterprise & Employment</i>' land use zoning objective but qualified as '<i>Phase II</i>' will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan.</p> <p>iii) Should a significant development be proposed which could not be accommodated only within the lands identified as Phase I, lands within Phase II may be considered in this regard. The development of the lands identified as Phase II will be subject to the preparation and agreement of a Framework Plan with the Planning Authority prior to the submission of any planning application on said lands.</p>

Policies

Flood Risk

FR POL 1	To manage flood risk and development in Dunshaughlin in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan.
FR POL 2	Where existing development in the development envelop is at potential risk of flooding (G1 ' <i>Community Infrastructure</i> ' land use zoning objectives refer) as identified on the land use zoning objectives map, any significant extensions / change of use / reconstruction shall be subject to an appropriately detailed Flood Risk Assessment in line with the policies (WS POL 29 - 36) contained in Volume I of the County Development Plan.
FR POL 3	Any amenity walkway proposed along the Broadmeadow River shall be subject to the undertaking of an appropriately detailed Flood Risk Assessment which will inform the necessary planning consent and which should not

generally increase existing ground levels within these flood risk zones.

Land Use

LU POL

Neighbourhood Centre

To provide a neighbourhood centre of appropriate scale to serve the local retail catchment.

Objectives

Flood Risk

FR OBJ

To seek to implement the recommendations of the Fingal East Meath Flood Risk Assessment and Management Study (FEMFRAMS) as applicable to the River Braodmeadow.

Land Use

LU OBJ 1

To provide a site of 0.4 hectares (1 acre) in extent for public open space on the lands identified with an A2 'New Residential' land use zoning objective immediately east of Dunshaughlin Business Park, which lands do not presently have the benefit of an extant planning permission. This shall be in addition to the provision of 15% of the overall site area for public open space as required pursuant to Section 11.2.2.2 Houses in Volume I of the County Development Plan.

Dunshaughlin Local Area Plan Residential Land Evaluation

1.0 Household Allocation

The Core Strategy contained in Volume 1 of the Meath County Development Plan 2013-2019 allocates 319 no. units (which include 50% headroom) to Dunshaughlin over the lifetime of the Plan. Table 13 is an extract from Table 2.4 of the Core Strategy as it relates to Dunshaughlin.

Table 13: Housing Allocation and Zoned Land Requirements for Dunshaughlin

Household Allocation 2013-2019	Av. Net Density Applicable unit/ha	Quantity of Residential Zoned Land Required	Available Land Zoned for Residential Use (ha)	Available Land Zoned for Mixed Use incl. Residential (ha)	Total Available Zoned Land (ha)	Deficit/ Excess (ha)
319	35	9.1	62.9	1.9	64.9	55.7

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

It is clear from Table 13 that there was a significant excess of residentially zoned land contained in the Local Area Plan for Dunshaughlin as adopted in 2009 in comparison to that now required to satisfy the household allocation now provided. The Dunshaughlin Local Area Plan is legally obliged to be consistent with the Meath County Development Plan, its Core Strategy and with the household projections and population growth contained therein. In order to do achieve this consistency, an evidence based approach was developed to evaluate the land which benefitted from a residential land use zoning objective.

2.0 Residential Land Evaluation

The amended land use zoning objectives map has identified the lands required to accommodate the allocation of 319 no. units provided for under the Core Strategy of the 2013 – 2019 County Development Plan. It should be noted that there is headroom of 50% already included in the household allocations and thus there is no justification for the release of any additional lands over and above those specified in Table 16 and illustrated on the land use zoning objectives map for Dunshaughlin. The requirement for any further release of residential zoned land in Dunshaughlin will be assessed following the making of the next County Development Plan in line with the population projections contained therein.

The sites that were evaluated are detailed in Table 14. The location of these lands is illustrated on the maps in Appendix 2 to Volume 5 (Residential Land Evaluation Maps).

A strong emphasis was placed on a sequential approach to development, in line with the guidance contained in the Section 2.3.4 of the 2013 – 2019 County Development Plan. The use of the Justification Test for lands at risk of flooding was not considered necessary in light of the extent and nature of alternative residential zoned land at a lower risk of flooding. The evaluation of the development areas therefore excluded those areas identified as being at risk from flooding as shown on the flood risk mapping. This related to one area to the west of the development boundary adjoining the M3 Interchange. The evaluation also excluded all sites with the benefit of an extant permission and sites less than 0.5 hectares in size.

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

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

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

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

Table 14: Description of individually zoned available sites evaluated

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

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

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

Table 16: Yield and Rank of residential lands evaluated

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

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

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

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

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

3.0 Employment Land Evaluation

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

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

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

ED OBJ 2 of the Meath County Development Plan 2013 – 2019 requires that the review of Local Area Plans to ensure consistency with the new County Development Plan and in particular the Core Strategy contained therein also requires a review of the appropriateness of the nature, location and quantum of industrial and employment generating land use in individual centres and in the preparation of development and zoning objectives for towns and villages that are to be included in the County Development Plan. This has been undertaken for Dunshaughlin.

The primary focus of enterprise and employment uses in Dunshaughlin has been to the south east of the town, Dunshaughlin Business Park. There is an area of almost 7 hectares within the estate that remains available noting that this area presently comprises primarily playing pitches for Dunshaughlin Youths Soccer Club. The land use zoning objectives map contained in the Ashbourne Local Area Plan identifies an additional 42 hectares of land for employment related purposes in addition to the 7 hectares of existing land zoned but not developed in the Dunshaughlin Business Park. Meath County Council considers it preferable to consolidate existing developments rather than commencing further greenfield sites for employment uses, in effect applying a sequential approach to enterprise development. The lands within Dunshaughlin Business Park (6.76 hectares) in addition to 14.33 hectares on the opposite side of the R147 have been identified as Phase I Enterprise and Employment lands for the remainder of the life of the County Development Plan 2013 – 2019. The remaining 27.88 hectares have been identified as Phase II (Post 2019) on the land use zoning objectives map.

Ratoath

Strategic Policy

SP 1	<p>To operate an Order of Priority for the release of residential lands in compliance with the requirements of CS OBJ 6 of the County Development Plan as follows:</p> <p>i) The lands identified with an A2 '<i>New Residential</i>' land use zoning objective corresponds with the requirements of Table 2.4 Housing Allocation & Zoned Land Requirements in Volume I of this County Development Plan and are available for residential development within the life of this Development Plan.</p> <p>ii) The lands identified with an A2 '<i>New Residential</i>' land use zoning objective but qualified as '<i>Residential Phase II (Post 2019)</i>' are not available for residential development within the life of this Development Plan.</p>
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Policies

Flood Risk

FR POL 1 To manage flood risk and development in Ratoath in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan.

FR POL 2 Where existing development in the development envelop is at potential risk of flooding A1 '*Existing Residential*, B1 '*Town Centre*' & G1 '*Community Infrastructure*' land use zoning objectives refer) as identified on the land use zoning objectives map, any significant extensions / change of use / reconstruction shall be subject to an appropriately detailed Flood Risk Assessment in line with the policies (WS POL 29 - 36) contained in Volume I of the County Development Plan.

FR POL 3 Any future planning applications lodged with respect to area to the east of Ratoath (Framework Plan 1) bordering the River Broadmeadow shall be accompanied by an appropriately detailed Flood Risk Assessment. The Flood Risk Assessment shall clearly assess flood risks, management measures and demonstrate compliance with the "*The Planning System and Flood Risk Management Guidelines for Planning Authorities*" (November 2009). The Flood Risk Assessment shall consider the Sequential Approach within the subject site and would typically involve allocating water compatible development within Flood Zones A and Zone B. Buildings should be sited at an appropriate finished floor level, which should be above the 1 in 100 year flood level, with an allowance for freeboard and climate change. Any Flood Risk Assessments carried out shall include for consideration of the residual flood risk related to blockage from Moulden Bridge.

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

FR POL 5 Any amenity walkways proposed along the Broadmeadow River shall be subject to the undertaking of an appropriately detailed Flood Risk Assessment which will inform the necessary planning consent and which should not generally increase existing ground levels within these flood risk zones.

Objectives

Flood Risk

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

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

Commercial, Economic and Retail

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

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

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

Ratoath Local Area Plan Residential Land Evaluation

1.0 Household Allocation

The Core Strategy contained in Volume 1 of the Meath County Development Plan 2013-2019 allocates 239 no. units (which include 50% headroom) to Ratoath over the lifetime of the Plan. Table 17 is an extract from Table 2.4 of the Core Strategy as it relates to Ratoath.

Table 17: Housing Allocation and Zoned Land Requirements for Ratoath

Household Allocation 2013-2019	Av. Net Density Applicable Unit/ha	Quantity of Residential Zoned Land Required	Available Land Zoned for Residential Use (ha)	Available Land Zoned for Mixed Use incl. Residential (ha)⁴	Total Available Zoned Land (ha)	Deficit / Excess (ha)
239	25	9.6	23.3	3.0	26.3	16.7

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

It is clear from Table 17 above that there was an excess of residential zoned land contained in the Local Area Plan for Ratoath as adopted in 2009 in comparison to that now required to satisfy the household allocation provided for in the Core Strategy. The Ratoath Local Area Plan is legally obliged to be consistent with the Meath County Development Plan, its Core Strategy and with the household projections and population growth contained therein. Thus an evaluation of the residential zoned lands was carried out in order to establish an order of priority to govern the release of those lands.

2.0 Residential Land Evaluation

The amended land use zoning objectives map has identified the lands required to accommodate the household allocation of 239 no. units provided for under the Core Strategy. It should be noted that there is headroom already included in the household allocations of 50% and thus there is no justification for the release of any additional lands over and above those specified in Table 17 and illustrated on the zoning map for Ratoath. The requirement for any further release of residential zoned land in Ratoath will be assessed following the making of the next County Development Plan in line with the population projections contained therein. The sites that were evaluated are detailed in Table 18. The location of these lands is illustrated on the maps in Appendix 2 to Volume 5 (Residential Land Evaluation Maps).

The land evaluation that took place in Ratoath is based on a sequential approach to urban expansion. This ensures that development will be directed in the first instance to lands closest to the town centre and adjacent to the built up area of the town. Appendix 2 includes a map which illustrates this sequential approach. The sites that were evaluated are detailed in Table 18 while Table 19 details the yield from lands included for release in Phase I. All other lands with the benefit of a residential land use zoning objective are identified as Phase II (Post 2019) and are not intended for release within the life of this Development Plan.

⁴ Note that the figure entered represents 30% of the total available mixed use land zoning, reflecting that residential uses would be a subsidiary use in these zoning categories that relate to town and village centre sites and edge of centre sites.

Table 18: Description of individually zoned available sites evaluated

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

The potential yield set down in Table 19 is based on a density of 25 units per hectare in accordance with the Meath County Development Plan 2013-2019 (Table 2.4 refers). Each application for residential development will however be assessed on its own merits through the development management process. The total yield accruing from the sites ranked 1-5 is 239 no. units and the total area of available land is 10.16 hectares (based on 30% of the land in site F being available for residential purposes).

Table 19: Yield residential lands evaluated

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