

DRAFT DIRECTION

**DIRECTION IN THE MATTER OF SECTION 31
OF THE PLANNING AND DEVELOPMENT ACT 2000
(AS AMENDED BY S.21 OF THE PLANNING AND DEVELOPMENT
(AMENDMENT) ACT 2010)**

MEATH COUNTY DEVELOPMENT PLAN 2013-2019 DIRECTION 2016

“Development Plan” means the Meath County Development Plan 2013-2019

“The Planning Authority” means Meath County Council

WHEREAS the Minister for the Environment, Community and Local Government is, for the reasons set out in the Statement of Reasons hereto, of the Opinion that

- (i) Meath County Council in making the Meath County Development Plan 2013-2019 has ignored or has not taken sufficient account of the submissions made by the Minister for the Environment, Community and Local Government in January and April 2016,

and

- (ii) the Meath County Development Plan 2013-2019 is not in compliance with the requirements of s.12, s.13 and s.28 of the Planning and Development Act 2000 (as amended).

NOW, THEREFORE in exercise of the powers conferred on him by s.31 of the Planning and Development Act 2000 (as amended), the Minister of State at the Department of the Environment, Community and Local Government hereby directs as follows:

- (1) This Direction may be cited as the Planning and Development (Meath County Development Plan 2013-2019) Direction 2016.

(2) The County Council of Meath County is hereby directed to take the following steps with regard to the Meath County Development Plan 2013-2019 (“the development Plan”).

a. The map entitled ‘*County Development Plan 2013-2019 Variation No.3 Amendments – Dunboyne North – Dunboyne – Clonee - Land Use Zoning Objective Map*’ which sets out the zoning objectives for Dunboyne North – Dunboyne – Clonee in the Meath County Development Plan 2013-2019 is to be amended by removing:

i. The re-zoning of lands at Pace, north of Dunboyne for a mixture of uses including objective ‘A2’ (residential), objective ‘E1/E3’ (high technology/manufacturing/office) and objective ‘E3’ (logistics/warehousing)

and

ii. The Objectives ‘Dunboyne North OBJ1 and OBJ2’

For ease of reference a copy of the said map indicating lands outlined in a dashed red line is attached as Appendix A;

The effect of this amendment will be that the zoning objectives for lands identified in (a) above will revert to the zoning objective as per the Meath County Development Plan. For ease of reference a copy of the County Development Plan 2013-2019 Variation No.2, PACE, ‘*Land Use Zoning Objective Map*’ (May 2014) is attached as Appendix B.

b. The written text of Variation No.3 is to be amended by deleting that text related to 1(a) & 1(b) above for lands at Pace, North of Dunboyne.

STATEMENT OF REASONS

1. Written submissions was made to Meath County Council on behalf of the Minister for the Environment, Community and Local Government on 26 January 2016 on the Proposed Variation No.3 and on the 19 April 2016 on the material alterations to the variation which advised the Council to remove the proposed residential content/zoning at Pace, north of Dunboyne and ensure that there was proper traffic and transport assessment of all development policies in order for the proposals to accord fully with Ministerial Planning Guidelines issued under section 28 of the Planning and Development Acts, 2000-15.

Meath County Council was advised to address the issue satisfactorily in order to ensure compliance with the Minister's Guidelines.

Despite this, on 23rd May, the Elected Members voted by resolution to adopt Proposed Variation No. 3, as previously placed on public display.

A) Residential Zoning

The draft Variation No.3 seeks to create a new residential development of c. 500 homes at Pace and facilitate a 'developer-led masterplan' (per Objective Dunboyne North OBJ1). This proposed housing would be detached and distant from the existing urban area of Dunboyne and disconnected from the established social, community and other infrastructure of the town. A new residential zoning/development significantly to the north of the established town at Pace (1.5-2km away) would be a clear breach of the sequential approach to the zoning of lands identified in section 4.19 of the Development Plan Guidelines (2007) and reiterated in Sections 2.3 & 6.2 of the Local Area Plan Guidelines (2013). The planning guidelines on Development Plans state that zoning should 'extend out from the centre of an urban area, with undeveloped lands closest to the core and public transport routes being given preference (i.e. 'leapfrogging' to more remote areas should be avoided)' (section 4.19).

The proposed residential zoning in Variation No.3 would create an isolated development, physically remote from the established settlement of Dunboyne and would be contrary to the adopted County Development Plan core strategy for Dunboyne whereby new housing is to be constructed to the east and subsequently to the south of the town.

B) Employment Zoning

The Variation also seeks to provide for Objective E1/E3 and E3 zonings of the Meath County Development Plan 2013 – 2019 on development lands at Pace which would allow these lands to be developed for the high technology/office/logistics employment uses as permitted in the Plan.

These proposed employment zonings, in tandem with the proposed residential zoning, are positioned either side of the R157 and is in close proximity to Junction 5 on the M3 motorway. The planning guidelines on Spatial Planning and National Roads (2012) under section 2.7 emphasize that there must be an evidence base to such development proposals in the vicinity of motorway interchanges. A comprehensive traffic assessment of such proposals to ensure the avoidance any adverse impact on the national road infrastructure must be provided to this end. Development proposals must demonstrate, inter alia, consistency with the relevant development policy/strategy including the National Spatial Strategy and Regional Planning Guidelines.

Variation No.3 was not accompanied by a traffic impact assessment or similar evidence basis to determine that there will be no adverse impact on the operation of the adjoining M3 motorway infrastructure. The Department is aware that that there is a transport study underway (Aecom Transport Consultants) jointly by Meath County Council, Fingal County Council and Transport Infrastructure Ireland that is examining the capacity and operation of M3 junctions/interchanges. This study is not completed however, and has therefore not informed the consideration of the proposed residential and employment zonings at Pace as required by the Spatial Planning and National Roads Guidelines.

The Department considers that the approach required by the Spatial Planning and National Roads Guidelines has not been followed in Variation No.3 and the zoning has the potential to generate traffic volumes to limit the operation of the nearby national motorway interchange.

C) Regional Retail Development

Retail development in Dunboyne is identified under the Retail Strategy for the GDA 2008-16 as a Level 3 retail centre with the designation including a footnote that *'Dunboyne will gradually develop over the next 20 years towards level 2 status'*. On foot of this

designation, the Dunboyne/Clonee/Pace LAP 2009 (Objective RET OBJ1) provided for the development of a new Level 2 retail centre at Pace.

However, no development has occurred at this location since the designation and the subject lands remain undeveloped and greenfield in nature. It is noted that the Retail Strategy for the GDA 2008-16 is to be reviewed by the Eastern and Midland Regional Assembly in the context of its preparation of a Regional Spatial and Economic Strategy (RSES) as the successor to the Regional Planning Guidelines for the Greater Dublin Area 210-2022. This imminent strategy review will formally be adopted as policy for the region informing the development plan process for the county/city authorities in the region. The mechanism could potentially review the long term Level 2 retail designation at Dunboyne in light of its viability given its proximity to the established Level 2 Blanchardstown Centre in Fingal.

It would appear that the proposals in Variation No.3 for development at Pace are based on the regional retail designation that have now been inappropriately translated into separate isolated residential Objective 'A2' and employment Objective E1/E3 zonings.

The planning authority (per the Report of the Chief Executive on submissions to the Draft Variation, February 2016) concludes that the residential and employment zonings at Pace equates to the concept of a rail-based 'live/work communities' in the SDZ Planning Schemes for Clonburris, Adamstown and Cherrywood in Dublin in proposed residential development at Pace. However, the Department considers that these large scale developments of 8,000+ new homes contiguous to the built up area of Dublin city are considered to be fundamentally different to the small scale proposed residential zoning at Pace which is in excess of 1.5km distant from the established town of Dunboyne and adjoining to an interchange on the M3.

In light of the above the Minister is of the opinion that the Planning Authority has ignored, or has not taken sufficient account of the said written submission, in that the Planning Authority proceeded to adopt a policy objective which would be inconsistent with national Government policy (the Local Area Plans Guidelines (2013), the Spatial Planning and National Roads Guidelines (2012) and the Development Plans Guidelines (2007)) and the

requirements of section 19(2) of the Planning & Development Acts, 2000-15 as it is not consistent with the core strategy of the Meath County Development Plan 2013-2019.

2. The decision by the members to alter the policy in regard to the zoning objectives as outlined in this direction do not provide for proper planning and sustainable development and therefore the Meath County Development Plan 2013-2019, as varied, is not in compliance with the requirements of s.12, s.13, s.20 and s.28 of the Planning and Development Act 2000 (as amended).

GIVEN under my hand,

Minister for Environment, Community and Local Government

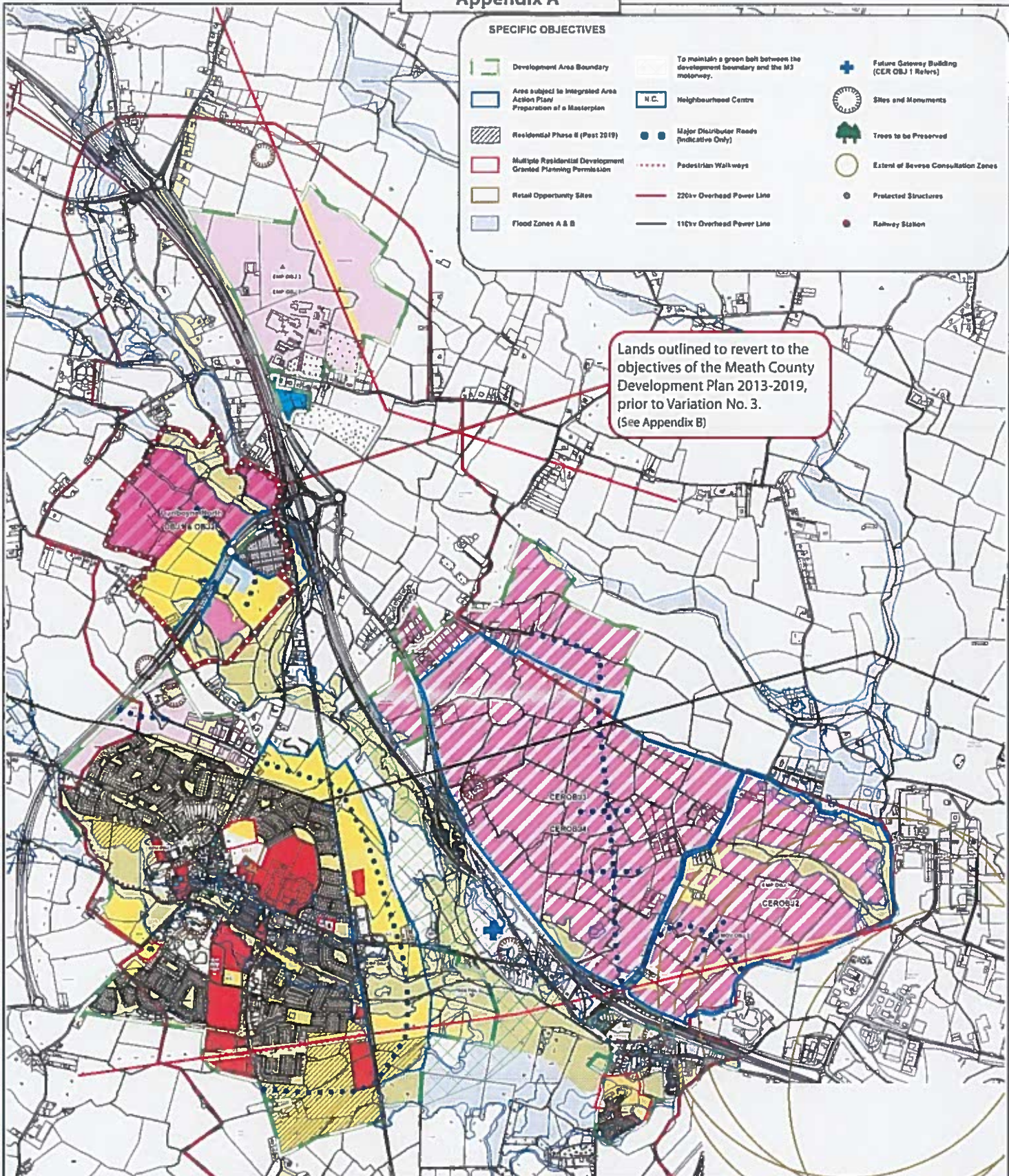
this day of June 2016.

Appendix A

SPECIFIC OBJECTIVES

- Development Area Boundary
- Area subject to Integrated Area Action Plan/Preparation of a Masterplan
- Residential Phase II (Post 2019)
- Multiple Residential Development Granted Planning Permission
- Retail Opportunity Sites
- Flood Zones A & B
- To maintain a green belt between the development boundary and the M3 motorway.
- N.C. Neighbourhood Centre
- Major Distributor Roads (Indicative Only)
- Pedestrian Walkways
- 220kv Overhead Power Line
- 110kv Overhead Power Line
- Future Gateway Building (CER OBJ 1 Refers)
- Sites and Monuments
- Trees to be Preserved
- Extent of Severe Consultation Zones
- Protected Structures
- Railway Station

Lands outlined to revert to the objectives of the Meath County Development Plan 2013-2019, prior to Variation No. 3. (See Appendix B)



LAND USE ZONING OBJECTIVES	
A1	To protect and enhance the quality of developed residential areas
A2	To provide for new residential developments with primary community facilities, employment facilities and employment uses as ancillary appropriate for the status of the lands in the Settlement Hierarchy
B1	To protect, provide for and / or improve town and village centre facilities and uses
B2	To provide for the development of a vibrant town centre
C1	To provide for and enhance mixed residential and business uses
E2/E3	To facilitate opportunities for high and technology manufacturing and major satellite office based employment within high quality and accessible locations. To facilitate logistics, warehousing, distribution and supply chain management facilities of related industry facilities which require good access to the major road network
E3	To provide for the creation of enterprise and business opportunities for employment through industrial, manufacturing, distribution, warehousing and other general employment / enterprise uses in a good quality physical environment.
E3	To facilitate logistics, warehousing, distribution and supply chain management facilities of related industry facilities which require good access to the major road network
F1	To provide for and improve open spaces for active and passive recreational facilities.
G1	To provide for necessary community, based and educational facilities.
R1	To provide for a vibrant and accessible physical environment
T1	To provide for necessary transportation facilities
E2	To provide for the creation of enterprise and business opportunities for employment through industrial, manufacturing, distribution, warehousing and other general employment / enterprise uses in a good quality physical environment

Note: Details shown on this map is for information purposes only. Further details on any map should be clarified with Meath County Council. This map has been produced by Meath County Council with available Local Authority and Ordnance Survey base data.

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Scale: 1:50,000
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comhairle chontae na mí
meath county council

County Development Plan
2013-2019
Variation No. 3 Amendments

DUNBOYNE NORTH - DUNBOYNE - CLONEE

Land Use Zoning Objectives Map

VARIATION 3 AMENDMENTS

