



29 August 2016

For the Attention of: Jackie Maguire, Chief Executive, Meath County Council

Jackie Maguire,
Chief Executive,
Meath County Council,
County Hall,
Navan,
Meath

**Section 31 of the Planning and Development Act 2000, as amended
by the Planning and Development (Amendment) Act 2010
Decision to Issue a Direction relating to
Variation No. 3 to the Meath County Development Plan 2013-2019**

Dear Chief Executive,

I am writing to inform you of the following in relation to the Section 31 Draft Direction issued to Meath County Council on 17 June 2016.

Having carefully considered the Chief Executive's report, recommendations and submissions received relating to the draft direction on Variation No. 3 to the Meath County Development Plan 2013-2019 I have made the decision not to issue the direction to Meath County Council given:

- The lack of new housing supply coming forward in the Dunboyne area, in particular, development on lands already zoned residential phase 1, despite considerable demand, including as a prerequisite for attracting new FDI;
- The objectives of the Economic Development Strategy for County Meath, including the development of Dunboyne as a "live work " community and one of 5 strategic sites for the County;

- The projected demographic patterns for the area as anticipated in the RPGs and need to provide adequate housing and other infrastructure to serve the potential growth;
- The proximity of the lands in question to transport infrastructure, including 2 railway stations;
- The work undertaken on a transport study (Aecom Transport Consultants) jointly by Meath County Council, Fingal County Council and Transport Infrastructure Ireland to examine the capacity and operation of M3 junctions/interchanges;
- The commitment from Meath County Council that the masterplanned “live work” community will be front loaded so that other development (including residential) will be contingent upon initial employment investment (i.e. no speculative residential development is anticipated without underpinning economic development and CE anticipates a number of imminent investment decisions); and
- The fact that the variation will not bring Meath County Council beyond Core Strategy numbers for residential development.

I trust this clarifies the matter for you and my Planning Division staff can be contacted should you have any further queries.

Yours sincerely,



Simon Coveney, T.D.,
Minister for Housing, Planning, Community and Local Government

Copied to:

Cathaoirleach, Meath County Council, County Hall, Navan, County Meath
Director, Eastern and Midland Regional Assembly