

**Chief Executive's Report on submissions  
received in respect of Proposed Variation  
no 5 of the Meath County Development  
Plan 2013-2019**

**in accordance with Section 13 (4) (a)  
of the  
Planning and Development Acts,  
2000-2018**

**25<sup>th</sup> January 2019**



## **Table of Contents**

### **Section One**

### **Introduction**

### **Section Two**

### **Submissions Received**

### **Section Three**

### **List of persons/bodies informed under the statutory process.**

## Section One Introduction

This report forms part of the statutory process for varying a Development Plan and is prepared under Section 13(4)(a) of the Planning and Development Acts 2000-2018. This report shall include the following:

- (i) *list the persons or bodies who made submissions or observations,*
- (ii) *summarise the following from the submissions or observation made under this section:*
  - (I) *issues raised by the Minister, and*
  - (II) *thereafter issues raised by other bodies or persons*
- (iii) *give the response of the Chief Executive to the issues raised, taking account of the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area and any relevant policies or objectives for the time being of the Government or of any Minister of the Government.*

The key purpose of this Variation to facilitate the provision of increased and much needed social and affordable housing supply in the County in line with Pillar 2 of the Government's 'Action Plan for Housing and Homelessness – Rebuilding Ireland' to accelerate the delivery of social and affordable housing.

This report has three sections as follows:

Section One provides an overview of the statutory process to date and sets out the legislative background and requirements for the preparation of the Chief Executive's Report under the Planning and Development Acts, 2000-2018.

Section Two contains a full listing of each of the submissions received during the Public Consultation Phase, a summary of the main issues raised in each submission, together with the Chief Executive's response and recommendations, taking into account the proper planning and sustainable development of the County, the statutory obligations of any local authority in the area and any relevant policies or objectives of the Government or Government Minister.

Section Three contains a full list of persons/bodies informed under the statutory process.

The Report is now formally submitted to the Elected Members for consideration.

## 1.1 Public Consultation

A copy of the proposed Draft Variation No 5 together with the Strategic Environmental Assessment Screening, Appropriate Assessment Screening and Strategic Flood Risk Assessment reports was available for inspection from Wednesday 21<sup>st</sup> November 2018 until Thursday the 20<sup>th</sup> December 2018 on [www.meath.ie](http://www.meath.ie) and at the following locations:

<b>LOCATION</b>
Meath County Council, Buvinda House, Dublin Road, Navan, Co. Meath, C15 Y291
Kells Municipal District, Kells Civic Office, Headfort Place, Kells, A82 W2R3
Laytown-Bettystown Municipal District, Duleek Civic Office, Main Street, Duleek, A92 R9KW
Ratoath Municipal District, Dunshaughlin Civic Office, Drumree Road, Dunshaughlin, A85 XK20
Trim Municipal District, Trim Civic Office, Mornington House, Summerhill Road, Trim C15 P2HE
Ashbourne Municipal District, Ashbourne Civic Office, 1-2 Killelland Square Upper, Ashbourne, A84 NY73

## 1.2 Next Steps

The report of the Chief Executive must be prepared and submitted to the Members of the Planning Authority not later than 8 weeks after given notice of the intention to make the proposed variation. This report is being distributed to the Elected Members of Meath County Council on the 25<sup>th</sup> January 2019.

In accordance with section 13(5)(a) of the Planning and Development Acts 2000-2018, the Members of the Planning Authority shall consider the proposed variation and the report of the Chief Executive. The Members shall complete their consideration of the proposed variation and the report of the Chief Executive within 6 weeks of receiving the Chief Executive Report. Following this, the Members must resolve to make the variation to the Development Plan, either with or without the proposed alterations. Material alterations will require a further public display period of 4 weeks.

In making the variation to the County Development Plan, the Members shall be restricted to considering the proper planning and sustainable development of the area to which the Development Plan relates, the statutory obligations of any Local Authority

in the area and any relevant policies or objectives of the Government or any Ministers of the Government.

The variation to the County Development Plan shall have effect from the day that the variation is made.

## Section Two Submissions Received

20 no. submissions were received during the draft display period.

These were numbered on receipt as shown in the table below.

REF. NO.	FIRST NAME	LAST NAME	COMPANY NAME	KEY ISSUES RAISED
MH-CH-1			Environmental Protection Agency	Environmental Issues – compliance with Water Framework Directives, EIA, and Habitats Directive
MH-CH-2			Eastern and Midland Regional Assembly	Compliance with Core Strategy of CDP and Regional Planning Guidelines
MH-CH-3			Health Service Executive	Improving the health and well being of the population in Donore and Meath
MH-CH-4			Department of Agriculture, Food & the Marine	No observations
MH-CH-5	Trevor	Smyth		Proposed variation would result in an over concentration of social and affordable housing in Donore.
MH-CH-6			Kildare County Council	No observations
MH-CH-7			Transportation Infrastructure Ireland	No observations
MH-CH-8			Gas Networks Ireland	No observations
MH-CH-9	Paul & Sharon	O'Brien		The proposed variation is contrary to the future needs of the village.
MH-CH-10	Peter	Hearty		Proposed variation would result in an over concentration of social

REF. NO.	FIRST NAME	LAST NAME	COMPANY NAME	KEY ISSUES RAISED
				and affordable housing in Donore.
MH-CH-11	Cathy	Cawley		Proposed variation would result in an over concentration of social and affordable housing in Donore.
MH-CH-12	Greg & Claire	Dixon		The proposed variation is contrary to the future needs of the village.
MH-CH-13			Louth County Council	The proposed variation is in keeping with the key objectives of Pillar 2 of "Rebuilding Ireland- Action Plan for Housing and Homelessness".
MH-CH-14	Marcus	Morrisson		A number of issues raised including access, traffic and social play area.
MH-CH-15	Robert	Victory		Opposed to the proposed variation on a number of grounds.
MH-CH-16	David	Wallis		
MH-CH-17			Department of Housing, Planning and Local Government	Compliance with Core Strategy of CDP
MH-CH-18	Joe	McKane		Opposed to the proposed variation on a number of grounds.
MH-CH-19	Sarah	McGlynn		Opposed to the proposed variation on a number of grounds.
MH-CH-20	Cllr. Stephen	McKee		High quality affordable housing should be delivered. Design should include quality open space.

Each submission is summarised below and the Chief Executive's response and recommendation to each is provided. All submissions received are available for



inspection in the Planning Department, Buvinda House, Dublin Road, Navan, Co. Meath C15 Y291

The Planning and Development Acts 2000-2018 specifically refer to the manner in which the submissions made by the NTA and the Regional Authority should be dealt with. The issues raised by the Minister for Housing, Planning and Local Government must also be summarised separately.

## **2.1 Summary of Submissions and Chief Executive's Response and Recommendation**

<b>Submission ref. no. MH-C12-17</b>	<b>Department of Housing, Planning and Local Government</b>
--------------------------------------	---

### **Summary of Main Issues Raised**

The submission acknowledges the objective of the proposed Variation to provide for social and affordable housing on Council owned lands. It also notes the location of the subject lands as an infill site located centrally in the village. It is considered that the development of the subject lands represents a rational/coherent next phase of development in line with the spatially sequential approach to zoning that is a key requirement of the Development Plan Guidelines 2007. It also considered that the proposed development accords with the core strategy of the Meath CDP having regard to the identified revised planning permissions in the Laytown-Bettystown MD.

The Planning Authority is reminded to have regard to any observations made by the Office of Public Works, the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs, the National Parks and Wildlife Service, the Environmental Protection Agency and Irish Water.

### **Chief Executive's Response**

The Chief Executive notes the submission from the Department of Housing, Planning and Local Government and the comments included therein, in particular comments with regard to compliance with the Development Plan Guidelines 2007 and Core Strategy principals.

### **Recommendation**

No change required.

**Submission ref. no. MH-CH12-2 Eastern and Midland Regional Assembly**

**Summary of Main Issues Raised**

The Regional Assembly considers that given the location of the subject lands contiguous to the existing built up area and the fact that they were identified for residential development post 2019, that the proposed Variation is acceptable in general terms.

It is not considered that the additional number of units allocated to Donore by the proposed Variation will have an impact on the Core Strategy figures for the Meath County Development Plan. It is stated however, that it would be useful if the variation explicitly indicates from where these re-allocated units have been derived.

It is concluded that the proposed variation is consistent with the Regional Planning Guidelines.

**Chief Executive's Response**

The Comments from EMRA are welcomed, in particular recognition that the proposed Variation is consistent with the Regional Planning Guidelines. With regard to clarifying the origins of the reallocated units, the proposed Variation does makes reference to specific Planning Applications as follows:

*'In this context, particular regard has also been had to expired permissions as well as revised permissions which reduced the overall number of committed units in the Laytown Bettystown Municipal District. e.g. Plan. Reg. Ref. LB 170362 (number of committed residential units reduced from 73 units as permitted under Plan. Reg. Ref. SA801876 to 50units) and Plan. Reg. Ref. AA170505 (number of units reduced from 267 units as permitted under Plan. Reg. Ref. SA900975 to 205 units.)'*

**Recommendation**

No change required.

**Submission ref. no. MH-CH12-7 Transportation Infrastructure Ireland**

**Summary of Main Issues Raised**

No observations.

**Chief Executive's Response**

Noted.

**Recommendation**

No change required.

**Submission ref. no. MH-CH12-1      Environmental Protection Agency (EPA)**

**Summary of Main Issues Raised**

- An overview of the role and function of the EPA is provided.
- Meath County Council should determine whether or not the implementation of the proposed Variation would be likely to have significant effects on the environment. In this regard the criteria set out in Annex II of Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (The SEA Directive) and in *Schedule 2A of the Planning and Development (Strategic Environmental Assessment Regulations 2004 (S.I. No. 436 of 2004))* should be taken into account.
- A list of available guidance on the EPA website is stated.
- Where changes to the variation are made prior to finalisation, or where modifications to the plan are proposed following its adoption, these should be screened of potential likely significant effects in accordance with the criteria as set out in SEA Regulations Schedule 2A Criteria (S.I. No 436 of 2004).
- Reference is made to the publication of 'State of the Environment Report' – Ireland's Environment 2016-An Assessment (EPA, 2016), whereby it is recommended that the recommendations, key issues and challenges described within this report should be taken into account, as relevant and appropriate to the Plan area.

Infrastructure Planning

- Adequate and appropriate infrastructure should be in place, or required to be put in place, to service any development proposed and authorised during the lifetime of the particular Variation.

Appropriate Assessment

- The requirements of Article 6 of Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora, the Habitats Directive should be taken into account.
- The National Parks and Wildlife Service (NPWS) should be consulted with regard to screening of the Variation for Appropriate Assessment. Where Appropriate Assessment is required, any findings or recommendations should be incorporated into the SEA and Plan, as appropriate.

**Chief Executive's Response**

Strategic Environmental Assessment (SEA) represents a key statutory element in the preparation of the proposed Variation. Meath County Council engaged external Consultants to carry out Strategic Environmental Assessment Screening as part of the

Variation process. The SEA screening process concluded that the implementation of Draft Variation No. 5 to the Meath County Development Plan 2013-2019 will not give rise to any adverse environmental effects and therefore, the Draft Variation does not require strategic environmental assessment (SEA). Environmental Assessment is an iterative process therefore, any proposed modifications to the proposed Draft Variation will also be subject to SEA assessment.

The necessary services will be put in place as part of any future development on the subject lands. Such detail would be included as part of a Part VIII planning application.

Meath County Council also engaged the services of external Consultants to undertake Appropriate Assessment Screening. This screening assessment was carried out in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC). Similar to Environmental Assessment, Appropriate Assessment is also an iterative process therefore, any proposed modifications to the proposed Draft Variation will be subject to AA screening.

The seven key actions identified by the EPA in their recent publication *"Ireland's Environment 2016"* are key parameters from the Council's perspective and noted.

#### **Recommendation**

No change required.

<b>Submission ref. no. MH-CH12-3</b>	<b>Health Service Executive</b>
--------------------------------------	---------------------------------

#### **Summary of Main Issues Raised**

The HSE made their submission under the remit of Healthy Ireland and relevant supporting health strategies. The aim of their submission is to promote incorporation of relevant health actions into the strategic planning of the spatial and built environment of County Meath, with the overall aim of improving health and wellbeing in the population of the County. Recommended policy documents are highlighted as being significant by the HSE in relation to new housing in Donore including Smarter Travel Policy, National Cycle Policy Framework, Energy Efficiency Action Plan to 2020, and Sustainable Development.

#### **Chief Executives Response**

The comments made are noted and due consideration is given by Meath County Council to the stated policy documents in the review of Development Plans and as part of Part 8 planning applications.

**Recommendation**

No change required.

**Submission ref. no. MH-CH12-4      Department of Agriculture, Food and the Marine**

**Summary of Main Issues Raised**

No comment.

**Chief Executives Response**

Noted.

**Recommendation**

No change required.

**Submission ref. no. MH-CH12-8      Gas Networks Ireland**

**Summary of Main Issues Raised**

No observations.

**Chief Executive's Response**

Noted.

**Recommendation**

No change required.

**Submission ref. no. MH-CH12-6      Kildare County Council**

**Summary of Main Issues Raised**

No observations.

**Chief Executives Response:**

Noted.

**Recommendation**

No change required.

**Submission ref. no. MH-CH12-13 Louth County Council**

**Summary of Main Issues Raised**

The submission notes that the proposed Variation appears to be in keeping with the key objectives of Pillar 2 (Accelerate Social Housing) of "Rebuilding Ireland-Action Plan for Housing and Homelessness", under which there is a particular focus on achieving an accelerated and expanded social housing construction programme under the Social Housing Strategy.

It is stated that the future development of the subject lands as proposed will work towards achieving that key objective in this area of Meath.

**Chief Executive's Response:**

Noted.

**Recommendation:**

No change recommended.

**Submission ref. no. MH-CH12-5 Paul Craven and Trevor Smyth**

**Summary of Main Issues Raised**

- The submission considers that there are no planning grounds to support the change of the zoning from hatching post 2019 to pre-2019.
- The submission authors state that they are the owners of land in Donore which remain undeveloped and claim their lands should have a higher priority in accordance with the requirements of the Development Plan Guidelines.
- Rezoning of land should not be done on an ad-hoc piecemeal basis.
- It is stated that the proposed Variation will result in an over concentration of social and affordable housing in Donore if implemented.

**Chief Executives Response**

As stated in the proposed Draft Variation there is currently an obligation on Local Authorities to actively target residentially zoned but undeveloped lands to deliver social and more affordable housing and to immediately consider identifying planning measures to enhance housing supply to meet both current and pent-up demand. (Circular PL8/2016 refers). The proposed Variation will release lands to provide for much needed affordable as well as social housing in Donore as identified by Meath County Council's Housing Needs Assessment (iHouse). The proposed Draft Variation is being advanced as part of an integrated County wide response to these obligations and not in an ad hoc piecemeal basis.

The lands in Donore which are the subject of this Variation are in the ownership of Meath County Council, are currently zoned for residential development and are appropriately located and are readily available and serviceable. The development of these lands will facilitate in delivery of much needed social and affordable housing at this location.

The development of these lands will not adversely affect the release/development of other residentially zoned lands identified for Phase 1 development in Donore.

**Recommendation**

No change recommended.

<b>Submission ref. no. MH-CH12-9</b>	<b>Paul and Sharon O' Brien</b>
--------------------------------------	---------------------------------

**Summary of Main Issues Raised**

Reference is made to the existing Donore Written Statement which states that Donore has had a significant level of Local Authority social housing. It is considered that further housing of this type would be detrimental to the core integrity of the village with an overconcentration of social housing.

It is considered that the proposed Variation is contrary to the future needs of the village and the existing Development Plan and Written Statement for Donore.

It states that the proposal to provide approx. 31 residential units on the subject lands is also contrary to the Written Statement and the suggested 20 units per ha density.

It is questioned whether a Variation to the Development Plan would be entered for a private developer.

**Chief Executives Response:**

The Chief Executive acknowledges the text of the existing written statement for Donore in particular reference to the significant level of Local Authority Social Housing. However, as stated in the proposed Draft Variation there is currently an obligation on Local Authorities to actively target residentially zoned but undeveloped lands to deliver social and more affordable housing and to immediately consider identifying planning measures to enhance housing supply to meet both current and pent-up demand. (Circular PL8/2016 refers). The proposed Variation will release lands to provide for much needed affordable as well as social housing in Donore as identified by Meath County Council's Housing Needs Assessment (iHouse).

Any future proposals for housing on the subject site will be subject to a Part 8 Planning Application (i.e. Local Authority Development). The detailed specifications of any future development will be included in the Part 8 Planning Application and will be required to

comply with the development management standards set out in the County Development Plan 2013-2019 with regard to densities, layout and design.

The proposed Draft Variation is being advanced as part of an integrated County wide response to the Council's responsibilities and obligations required in Circular PL8/2016 refers.

**Recommendation**

No change recommended.

<b>Submission ref. no. MH-CH12-10    Peter Hearty</b>
---

**Summary of Main Issues Raised**

- Other lands remain undeveloped and therefore should have a higher priority.
- Rezoning of lands should not be done on an adhoc piecemeal basis.
- The proposed Variation would result in an overconcentration of social and affordable housing in Donore.
- The amendment appears to be a deliberate way to proceed with development at An Riasc.
- Unnecessary amendments.
- Timing of the Variation is considered inappropriate.
- No consultation from the Planning Authority or Councillors.
- Over density of social and affordable housing in Donore.

**Chief Executive's Response:**

The subject lands are currently zoned for residential development (Phase 2). The development of the lands pre 2019 will not adversely affect the release/development of other residential zoned lands identified for Phase 1 development in Donore. Under the Meath County Development Plan 2013-2019, 20 residential units were allocated to Donore. (Chapter 2, Table 2.4 Housing Allocation and Zoned Lands Requirements refers). The proposed Variation does not reduce this allocation, but allocates an additional 31 units to Donore (having regard to the significant shortfall in the number of units provided in the area due to expired permissions and revised permissions.)

The proposed Draft Variation is being advanced as part of a coordinated and integrated County wide response to provide for much needed social and affordable housing in the area in line with Pillar 2 of the Government's 'Action Plan for Housing and Homelessness – Rebuilding Ireland' to accelerate the delivery of social and affordable.



The Variation process undertaken including timelines and consultation requirements is fully in accordance with the requirements set out in Section 13 of the Planning and Development Act 2018.

**Recommendation**

No change recommended.

<b>Submission ref. no. MH-CH12-11</b> <b>Cathy Cawley</b>
---

**Summary of the Main Issues Raised**

- Other lands remain undeveloped and therefore should have higher priority.
- Rezoning of lands should not be done on an adhoc piecemeal basis.
- Proposed Variation would result in an overconcentration of social and affordable housing in Donore.
- The amendment appears to be a deliberate way to proceed with development at An Riasc.
- Unnecessary amendments.
- Timing of the Variation was considered inappropriate.
- No consultation from the Planning Authority or Councillors.
- Over density of social and affordable housing in Donore.

**Chief Executives Opinion Response**

The development of these lands will not adversely affect the release/development of other residential zoned lands identified for Phase 1 development in Donore. Under the Meath County Development Plan 2013-2019, 20 residential units were allocated to Donore. (Chapter 2, Table 2.4 Housing Allocation and Zoned Lands Requirements refers). The proposed Variation does not reduce this allocation, but allocates an additional 31 units to Donore having regard to the significant shortfall in the number of units provided in the area as a result of expired permissions and revised permissions.

The proposed Draft Variation is being advanced as part of a coordinated and integrated County wide response to provide for much needed social and affordable housing in the area in line with Pillar 2 of the Government's 'Action Plan for Housing and Homelessness – Rebuilding Ireland' to accelerate the delivery of social and affordable.

The Variation process undertaken including timelines and consultation requirements is fully in accordance with the requirements set out in Section 13 of the Planning and Development Act 2000, (as amended).

### **Recommendation**

No change recommended.

<b>Submission ref. no. MH-CH12-12</b>	<b>Greg and Claire Dixon</b>
---------------------------------------	------------------------------

### **Summary of Main Issues Raised**

- Acknowledges the high demand for social, affordable and private housing but have a number of concerns.
- Submission refers to the existing Donore Written Statement which refers to the significant level of Local Authority housing in the village and the need for private residential developments to provide for a broad mix of household types.
- The submission states that there has been no recent private development with the exception of 4 dwellings which highlights the fact that the proposed Variation is not looking at the future needs of the village.
- Does not comply with the 20 units per ha density outlined in the existing Plan.
- Expresses disappointment that there was no engagement from the Planners with the residents before advancing the variation before Christmas.'

### **Chief Executive's Response**

The Chief Executive acknowledges the text of the existing written statement for Donore in particular reference to the significant level of Local Authority Social Housing. However, as stated in the proposed Draft Variation there is currently an obligation on Local Authorities to actively target residentially zoned but undeveloped lands to deliver social and more affordable housing and to immediately consider identifying planning measures to enhance housing supply to meet both current and pent-up demand. (Circular PL8/2016 refers). The proposed Variation will release lands to provide for much needed affordable as well as social housing in Donore as identified by Meath County Council's Housing Needs Assessment (iHouse). It will not adversely affect the release/development of other residential zoned lands identified for Phase 1 development in Donore.

Any future proposals for housing on the subject site will be subject to a Part 8 Planning Application (i.e. Local Authority Development). The detail specifications of any future development will be included in the Part 8 Planning Application and will be required to comply with the Development Management Standards set out in the County Development Plan 2013-2019 with regard to densities, layout and design. Chapter 11 Development Management Guidelines and Standards refers.

The Variation process undertaken including timelines and consultation requirements is fully in accordance with the requirements set out in Section 13 of the Planning and Development Act 2000, (as amended).

**Recommendation**

No change recommended.

<b>Submission ref. no. MH-CH12-14</b>	<b>Marcas Morrison</b>
---------------------------------------	------------------------

**Summary of Main Issues Raised**

- MCC are using 'Re-building Ireland' targets as a reason to amend-a nationwide fix to a local issue, not appropriate.
- No provision of a social play area, will impede on the village from a social aspect.
- Access via an existing housing estate on a bend is unsafe
- Increase in volume of traffic will lead to increase in potential accidents

**Chief Executive's Response**

As stated in the proposed Draft Variation there is currently an obligation on Local Authorities to actively target residentially zoned but undeveloped lands to deliver social and more affordable housing and to immediately consider identifying planning measures to enhance housing supply to meet both current and pent-up demand. (Circular PL8/2016 refers). The proposed Variation will release lands to provide for much needed affordable as well as social housing in Donore as identified by Meath County Council's Housing Needs Assessment (iHouse).

The subject lands were zoned for residential development in the existing Meath County Development 2013-2019 following a thorough and robust site assessment and technical evaluation. However, future development on the subject lands will be subject to a Part 8 Planning Application (i.e. Local Authority Development). Detailed specifications with regard to access, design, layout and open space provision will be provided as part of this application and will be required to comply with the Development Management Standards prescribed in the County Development Plan 2013-2019. Chapter 11 Development Management Guidelines and Standards refers.

**Recommendation**

No change recommended.

**Submission ref. no. MH-CH12-15 Robert Victory**

**Summary of Main Issues Raised**

- Reference is made to the Village Statement for Donore which stated that there was a high level of social housing in the village of Donore and a requirement to redress the imbalance and develop more private housing units.
- It is considered that the Council proposes to 'drive through' the existing plan regardless of the long-term consequences and is irresponsible and short-sighted.
- The idea of revisiting the original plan and delete specifics raises a lot of questions.
- Submission questions why it is now acceptable to increase the number of social houses in Donore.
- Submission queries the housing density per ha and existing standards.
- Submission questions the planning principles behind the revised changes.
- Submission states that the proposal is a throwback to the poor planning of decades past and will have consequences for the village.

**Chief Executive's Response**

As stated in the proposed Draft Variation there is currently an obligation on Local Authorities to actively target residentially zoned but undeveloped lands to deliver social and more affordable housing and to immediately consider identifying planning measures to enhance housing supply to meet both current and pent-up demand. (Circular PL8/2016 refers). The development of these lands will facilitate in delivery of much needed social and affordable housing at this location as identified by Meath County Council's Housing Needs Assessment (iHouse). The proposed Variation will therefore increase the availability of serviceable zoned land for social and affordable housing in Donore and assist in satisfying the local housing need

The subject lands were zoned for residential development in the existing Meath County Development 2013-2019 following a thorough and robust site assessment and technical evaluation. However, future development on the subject lands will be subject to a Part 8 Planning Application (i.e. Local Authority Development). Detailed specifications with regard to design, layout, densities and open space provision will be provided as part of this application and will be required to comply with the Development Management Standards prescribed in the County Development Plan 2013-2019. Chapter 11 Development Management Guidelines and Standards refers.

The Variation process undertaken including timelines and consultation requirements is fully in accordance with the requirements set out in Section 13 of the Planning and Development Act 2000, (as amended).

**Recommendation**

No change recommended.

**Submission ref. no. MH-CH12-16 David and Linda Wallis**

**Summary of Main Issues Raised**

- The submission claims that there are no planning grounds to support the change of the zoning from hatch post 2019 to pre-2019.
- The proposed Variation will result in an over concentration of social and affordable housing in Donore if implemented.
- There is no need to rezoning land in an ad-hoc piecemeal basis when there are already sites available that have not yet been developed.
- The draft variation would not be supported from a private individual and therefore should not be supported in this instance because it is Meath County Council.

**Chief Executive's Response**

As stated in the proposed Draft Variation there is currently an obligation on Local Authorities to actively target residentially zoned but undeveloped lands to deliver social and more affordable housing and to immediately consider identifying planning measures to enhance housing supply to meet both current and pent-up demand. (Circular PL8/2016 refers). The development of these lands will facilitate in delivery of much needed social and affordable housing at this location as identified by Meath County Council's Housing Needs Assessment (iHouse). The proposed Variation will therefore increase the availability of serviceable zoned land for social and affordable housing in Donore and assist in satisfying the local housing need

The proposed Draft Variation is being advanced as part of a coordinated and integrated County wide response to provide for much needed social and affordable housing in the area in line with Pillar 2 of the Government's 'Action Plan for Housing and Homelessness – Rebuilding Ireland' to accelerate the delivery of social and affordable.

The proposed Draft Variation will not adversely affect the release/development of other residential zoned lands identified for Phase 1 development in Donore.

**Recommendation**

No change recommended.

**Submission ref. no. MH-CH12-18 Joe McKane**

**Summary of Main Issues Raised**

- The development plan should not be changed in this manner.
- The overall plan for the village should have a balanced density.
- Emergency building to satisfy a short term need does not solve any long term problems.

### **Chief Executive's Response**

As stated in the proposed Draft Variation there is currently an obligation on Local Authorities to actively target residentially zoned but undeveloped lands to deliver social and more affordable housing and to immediately consider identifying planning measures to enhance housing supply to meet both current and pent-up demand. (Circular PL8/2016 refers). The development of these lands will facilitate in delivery of much needed social and affordable housing at this location as identified by Meath County Council's Housing Needs Assessment (iHouse).

### **Recommendation**

No change recommended.

<b>Submission ref. no. MH-CH12-19 Sarah McGlynn</b>
---

### **Summary of Main Issues Raised**

- Submission states that the proposed Variation appears to contravene what is stated in the current development plan regarding the density of social housing in Donore.
- Is not good for the future of the village.
- Previous poor planning decisions were made in the village during the previous building boom which has led to vacant retail units in the village and under developed brownfield sites.
- Zoning decisions must be made holistically taking the whole village into account.
- It is requested that the proposed development be therefore rejected.

### **Chief Executive's Response**

As stated in the proposed Draft Variation there is currently an obligation on Local Authorities to actively target residentially zoned but undeveloped lands to deliver social and more affordable housing and to immediately consider identifying planning measures to enhance housing supply to meet both current and pent-up demand. (Circular PL8/2016 refers). The development of these lands will facilitate in delivery of much needed social and affordable housing at this location as identified by Meath County Council's Housing Needs Assessment (iHouse) in accordance with 'Rebuilding Ireland Action Plan for Housing and Homelessness and Social Housing Strategy 2020'.

### **Recommendation**

No change recommended.

**Submission ref. no. MH-CH12-20 Cllr. Stephen McKee**

### **Summary of Main Issues Raised**

- Submission requests that a revised proposal be drawn up that delivers high-quality, well-designed 'Affordable Housing' that optimally integrates into the current housing development of 'An Riasc' and provides quality housing for families who are not eligible for social housing but are local people who need some assistance in order to own their own home and raise their families.
- Requests that in any future application:
  - the existing character and identify of an 'Riasc' is in no way diminished and that it is enhanced by a high quality, well designed small integrated development that provides adequate green and open space for all residents.
  - all traffic management and road safety issues are fully addressed as part of any new proposal.
  - there is no visual intrusion on homes in 'An Riasc'; that distances between any new homes are sufficiently generous and that there is no loss of privacy.

### **Chief Executive's Response**

As stated in the proposed Draft Variation there is currently an obligation on Local Authorities to actively target residentially zoned but undeveloped lands to deliver social and more affordable housing and to immediately consider identifying planning measures to enhance housing supply to meet both current and pent-up demand. (Circular PL8/2016 refers). The development of these lands will facilitate the delivery of much needed social and affordable housing at this location as identified by Meath County Council's Housing Needs Assessment (iHouse) in accordance with 'Rebuilding Ireland Action Plan for Housing and Homelessness and Social Housing Strategy 2020'.

Detailed specifications with regard to design, layout, densities, access and open space provision will be provided as part of a Part 8 application and will be required to comply with the Development Management Standards and policies and objectives prescribed in the County Development Plan 2013-2019.

### **Recommendation**

No change recommended.

### Section Three List of persons/bodies informed under the statutory process.

<b>List of Prescribed Bodies Informed of Draft Variation No. 5 to Meath County Development Plan 2013-2019</b>	
1.	An Bord Pleanála
2.	An Comhairle Ealaíon (Arts Council)
3.	An Taisce
4.	Inland Fisheries
5.	OPW
6.	Department of Communications, Climate Action and Environment
7.	Department of Culture, Heritage and the Gaeltacht
8.	Department of Jobs, Enterprise and Innovation
9.	Dublin Airport Authority
10.	IDA
11.	Eastern & Midland Regional Assembly
12.	Electricity Supply Board
13.	Environmental Protection Agency
14.	Fáilte Ireland
15.	Forfás
16.	Udaras na Gaeltachta
17.	National Transportation Authority
18.	Eirgrid
19.	HSE
20.	Irish Water
21.	Department for Housing, Planning, Community and Local Government
22.	Department of Education and Skills
23.	Department of Defence
24.	Department of Agriculture
25.	Northern & Western Regional Assembly
26.	Department of Transport, Tourism and Sport
27.	Health and Safety Authority (HSA)
28.	Heritage Council
29.	Irish Rail
30.	Bus Éireann
31.	Transport Infrastructure Ireland
32.	Bord Gáis
33.	Garda Commissioner
34.	Cavan County Council
35.	Monaghan County Council
36.	Kildare County Council
37.	Offaly County Council
38.	Westmeath County Council



39	Fingal County Council
40	South Dublin County Council
41	Dublin City Council
42	Dun Laoghaire Rathdown County Council
43	Wicklow County Council
44	Louth County Council

#### **Section Four           Appropriate Assessment (AA) and Strategic Environmental Assessment (SEA).**

Draft Variation No. 5 to the Meath County Development Plan 2013-2019 was subject to screening for the requirement for Appropriate Assessment (AA) and for the requirement for Strategic Environmental Assessment (SEA). The screening process ruled out any risk of likely significant effects, and therefore concluded that the Draft Variation did not require Appropriate Assessment or Strategic Environmental Assessment.

No further amendments are recommended as a result of observations and submissions received from the public display of the Draft Variation and associated reports. There is therefore, no requirement for further screening for any requirement for Appropriate Assessment (AA) or for any requirement for Strategic Environmental Assessment (SEA).