

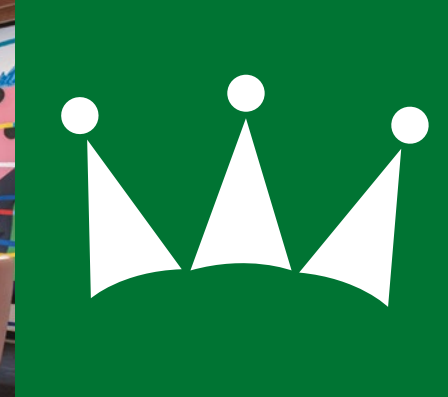
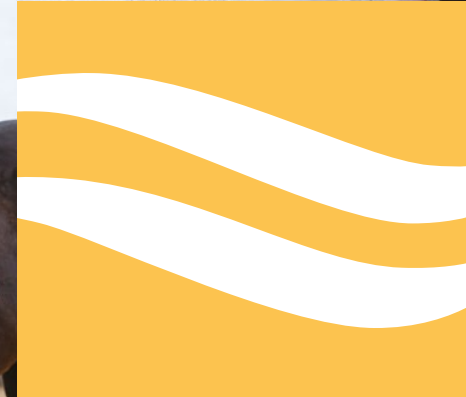


comhairle chontae na mí
meath county council

Meath
The place & space
to thrive



Strategic Employment Sites in Co. Meath





THE PLACE AND SPACE TO THRIVE

WHY MEATH?

Meath possesses significant economic potential to prosper as a successful, diverse and vibrant social, civic, commercial and residential location that is recognised locally, nationally and internationally as a highly attractive and distinctive place in which to live and conduct business. Meath has unparalleled and unique competitive advantage within Ireland, due to its:

Meath The place & space to thrive

Data Sources: geodirectory.ie, cso.ie, Google Earth Pro

Geography

Meath's population in 2022 was

220,826



up 13% ↑ since 2016

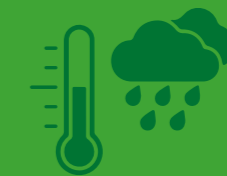
Meath covers an area of over

**230,000
hectares**



Meath enjoys a diverse low-lying topography, ranging from extensive rich pastures throughout the Boyne and Blackwater river valleys, drumlin hills in the north of the county, tracts of peatlands and raised bog in the southwest and a beautiful coastline of 12 kilometers in the east

Meath experiences a **maritime temperate oceanic climate**, as per the Köppen climate classification



The Boyne Valley is home to the largest concentration of megalithic carved stone art in Western Europe, located in sites such as **Brú na Bóinne**, a UNESCO World Heritage Site

Infrastructure & Connectivity

4 motorways service the county

3 Rail lines currently operate through the county with further expansion proposed by national government



Ferry ports in **Dublin, Drogheda,** and **Belfast** are easily accessible, with the proposed **Bremore Ireland Port** to be located in Co. Meath

Dublin Airport located just **5km from county boundary**



Broadband available throughout the county

Workforce

Meath has a **vibrant workforce,** having the **second lowest average age** in the state as well as the **second highest population growth (13.2%)**



This significant growth in Meath's young population is well serviced by a total of **856 ha of A2 – New Residential zoned land** across the county

Synergies with Maynooth University, Dundalk Institute of Technology and TUD – Blanchardstown contribute to a **highly educated workforce**



An Attractive Place to Live

3,000+ Monuments and Heritage sites

Natural amenity in the form of the

Boyne Valley, beautiful countryside, **blueways, greenways,** blue flag **beaches** and the proposed **Brú na Bóinne National Park**

A Safe Place: **60%** of the **national crime rate** per capita

Higher reports of health than state average



Business - Make it Meath

Proximity to Dublin

gives a geographic advantage, enabling the county to play a major part in the development of **the National Gateway,** the nation's most economically dynamic and progressive area



Fertile soils provide the basis for a thriving **agricultural, equine and food sector**



Multinational Hub **Meta, MSD, and Amazon** have all already invested in Meath

Government policy indicate large **support for growth in sectors** such as Agri-Food, Screen Content Creation, Equine, Tourism, and recreation

Meath is home to **8,544** **local businesses**



12 Strategic Employment Sites

- | | | |
|----------------------------|-----------------------|-----------------------|
| 1 South Drogheda | 5 Dunboyne | 9 Kells Site 2 |
| 2 Navan Site 1 | 6 Ashbourne | 10 Laytown |
| 3 Navan Site 2 | 7 Dunshaughlin | 11 Enfield |
| 4 Maynooth Environs | 8 Kells Site 1 | 12 Ratoath |

Key information



Strategic
Greenfield Sites

Proximate to a critical
mass of skilled workers & high-quality housing



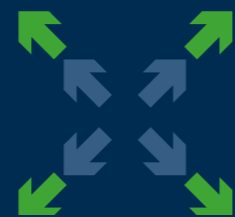
Excellent bus and/or rail
connections to Dublin City and Airport



Readily available
infrastructure
(water, wastewater, broadband)



All locations have the
potential for expansion



South Drogheda

50ha (123 acres)



Drogheda is a medieval town just 20 minutes from Dublin Airport. It is situated on the banks of the River Boyne and has a population of 44,135. The Strategic Employment Site is home to the Amazon Data Centre and immediately adjoining the M1 Motorway on

the Dublin – Belfast Economic Corridor and proximate to Drogheda Rail Station and Drogheda Port.

This strategic employment site is zoned **E1 - Strategic Employment Zone (High Technology Uses)**



M1
Adjoining



Dublin Airport
40 km



Fully serviced



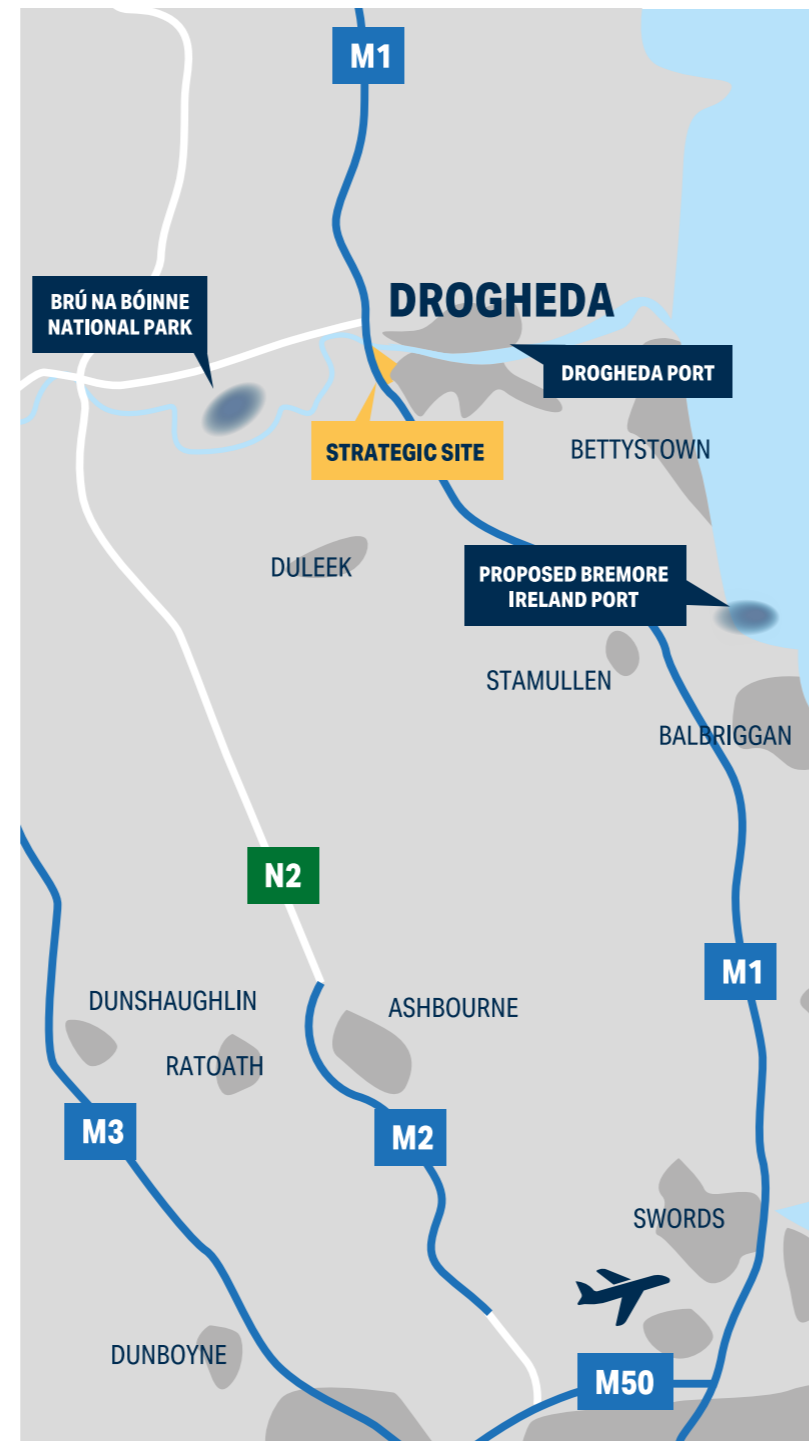
Drogheda Train Station
4 km



Drogheda Port 5 km
Proposed Bremore Ireland Port 20 km

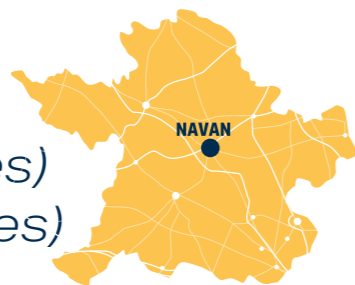


Land for future housing



Navan

Site 1 102 ha (252 acres)
 & **Site 2** 42 ha (103 acres)



The flourishing town of Navan lies at the confluence of the rivers Boyne and Blackwater. It is the county town, or administrative capital, of Co. Meath. As of 2022, Navan has a population of 33,886. The Strategic Employment Sites are served by the M3 Motorway and will be served by a committed future rail line to Dublin. The IDA Business Park is home to Meath County Council HQ,

Lir Chocolates, Utmost Pan Europe, Welch Allyn Limited and Timoney Technology.

Strategic employment site 1 (Trim Road / MP10) is **zoned E1/E3 - Strategic Employment Zone (High Technology) / Warehousing and Distribution.**

Strategic Employment site 2 (IDA Business Park) is **zoned E1 - Strategic Employment Zone (High Technology).**



M3
4 km



Dublin Airport
50 km



Fully serviced



Future Train Station
2.5km



Drogheda Port
30 km



Land for future housing



Maynooth Environs




57 ha (141 acres)



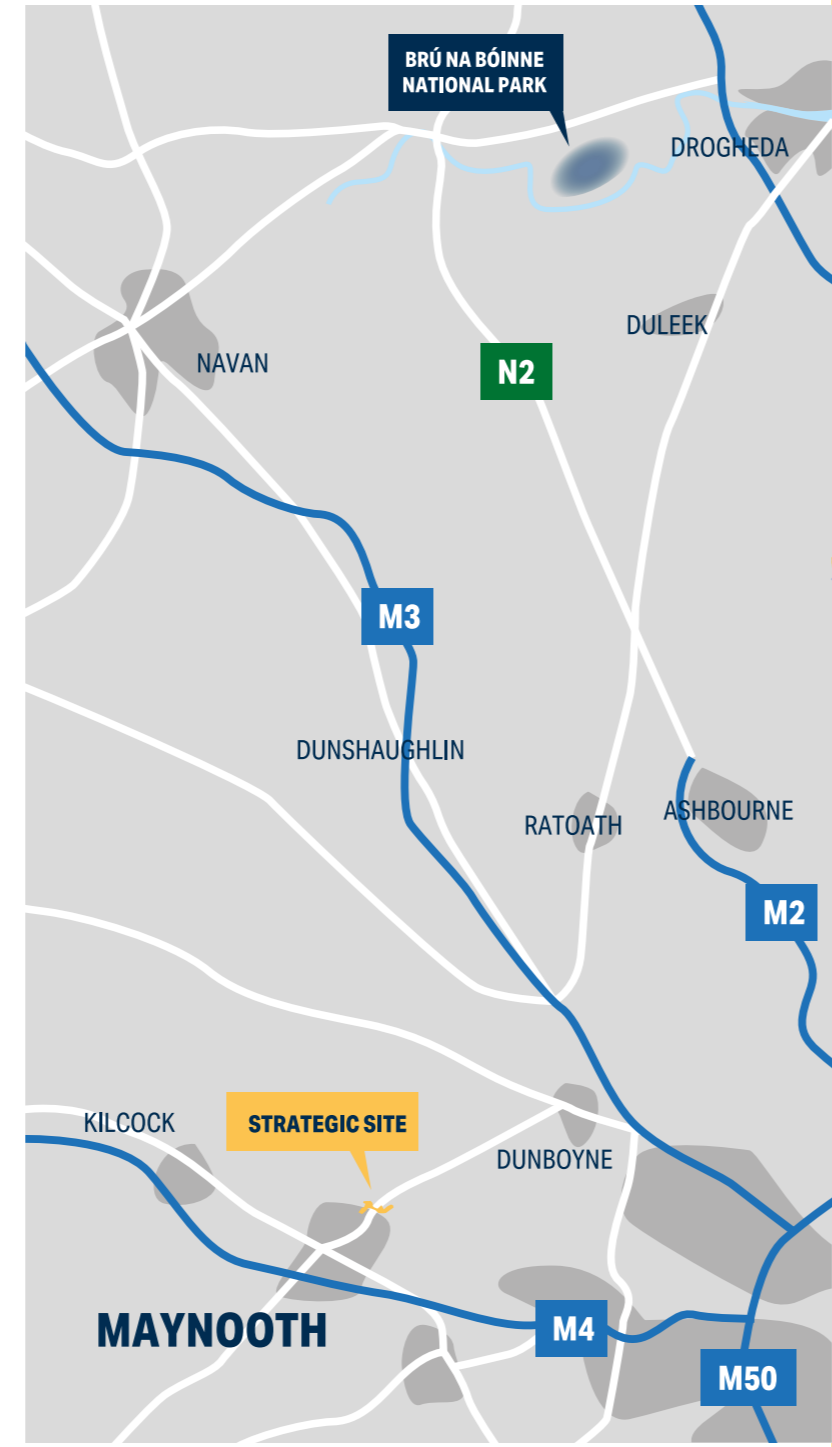
Maynooth is a historic town located just 25km west of Dublin. Situated on the royal canal and boasting its own university, the population rose to 17,259 in 2022. 70% of this population is of a working age. Maynooth is a thriving market town full of shops and

businesses, restaurants and bars, pubs and clubs. Maynooth is served by the Dublin-Sligo Rail Line, the M4 Motorway and the Royal Canal Greenway.

This strategic employment site is **zoned E1 - Strategic Employment Zone (High Technology Use)**

-  **M4**
Adjoining
-  **Dublin Airport**
30 km
-  **Easily serviced**

-  **Maynooth Train Station**
3 km
-  **Dublin Port**
40 km
-  **Land for future housing**



Dunboyne

25 ha (62 acres)



The Dunboyne/Clonee area is a bustling, vibrant and rapidly growing district in South Meath. Located on one of the principal arterial motorways to the capital, situated at junction 4 on the M3, Dunboyne links to the M50 in just 11 minutes and at 19 minutes to Dublin Airport. Dunboyne is located within the Dublin Metropolitan Area and is served 2 rail stations at Dunboyne Central and

Dunboyne North. Its location and public transportation services allow easy access to four universities. Dunboyne is home to Meta, MSD, Kilsaran HQ, Avoca and Dunboyne College of Further Education.

This strategic employment site is **zoned E1/E3 - Strategic Employment Zone (High Technology) / Warehousing and Distribution**



M3
Adjoining



Dublin Airport
20 km



Easily serviced



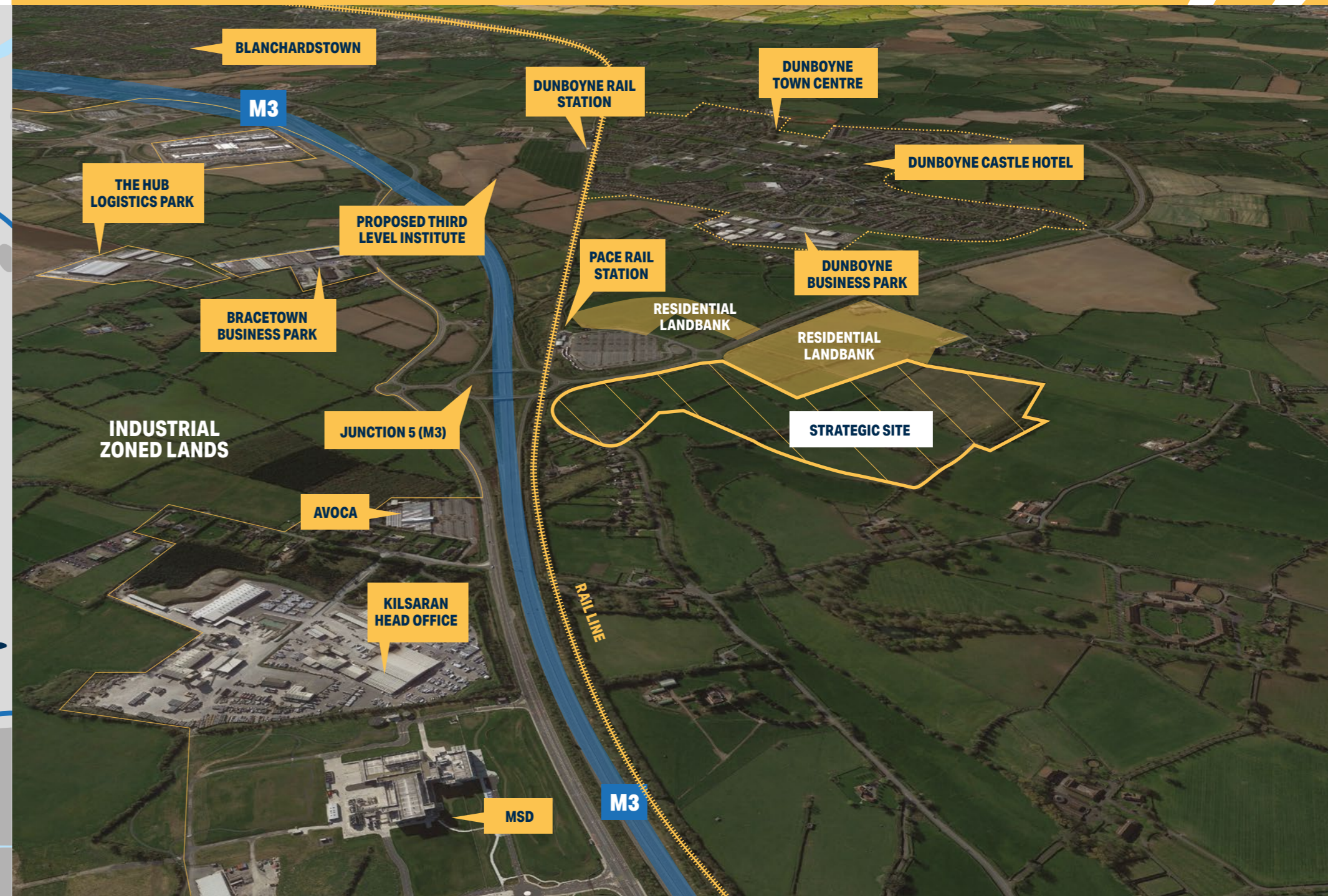
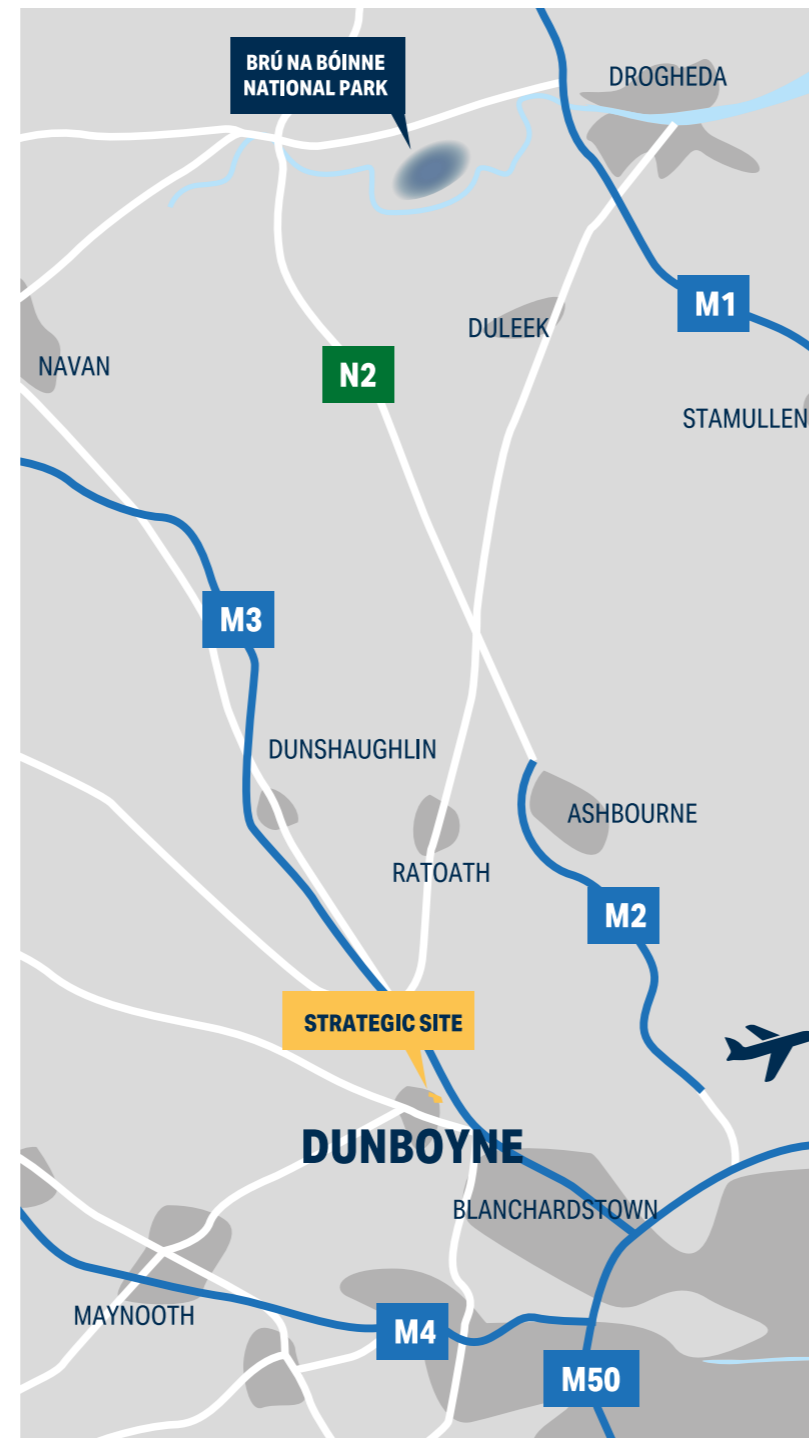
Dunboyne Train Station
Adjoining



Dublin Port
25 km

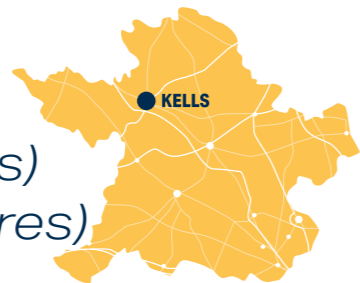


Land for future housing



Kells

Site 1 36 ha (89 acres)
& **Site 2** 33 ha (83 acres)



A heritage flagship of Ireland's Ancient East, Kells is nestled between the M3 motorway and the River Blackwater. Kells has a population of 6,608 and possesses two strategic employment sites. The Strategic Employment Site at Kells Business Park is home to ArcRoyal, Masita Sportswear, Glass & Alu Cad Limited and

Arum Exploration Services to name but a few.

Strategic employment site 1 (Virginia Road) is **zoned E2 - General Enterprise & Employment.**

Strategic employment site 2 (Navan Road) is **zoned E1/ E3 - Strategic Employment Zone (High Technology) / Warehousing and Distribution.**



M3
Adjoining



Dublin Airport
70 km



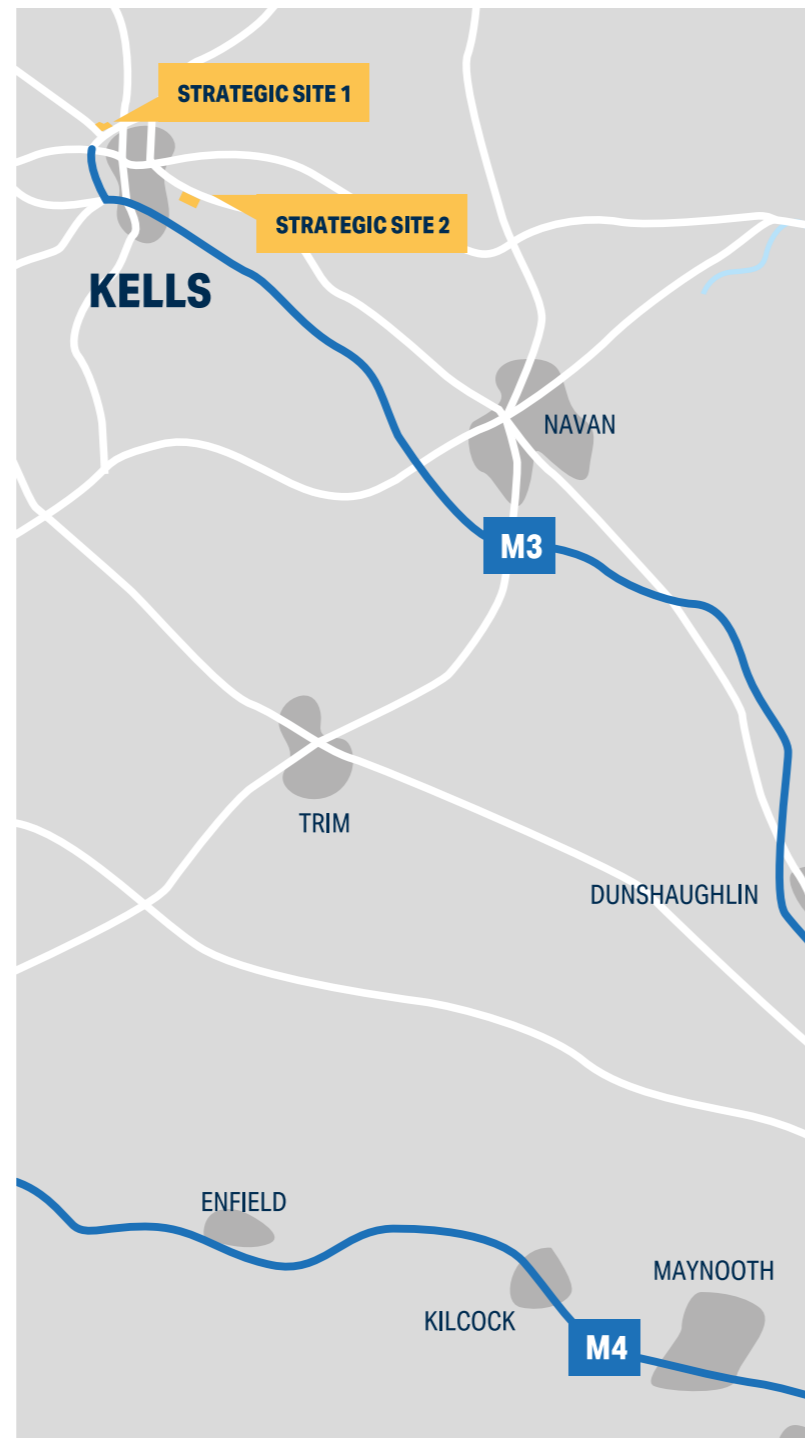
Fully serviced



Drogheda Port
40 km

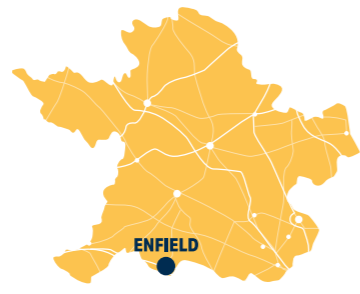


Land for future housing



Enfield

43 ha (106 acres)



Located in the southern end of the Boyne Valley, Enfield enjoys significant connectivity for a town its size, nestled between the M4 motorway and the Dublin – Sligo western rail line. The population of 3,663 enjoys exceptional amenities

in the form of the Royal Canal Greenway.

This strategic employment site is **zoned E1/E3 (Strategic Employment Zones (High Technology Uses) / Warehousing and Distribution)**



M4
Adjoining



Dublin Airport
37 km



Easily serviced



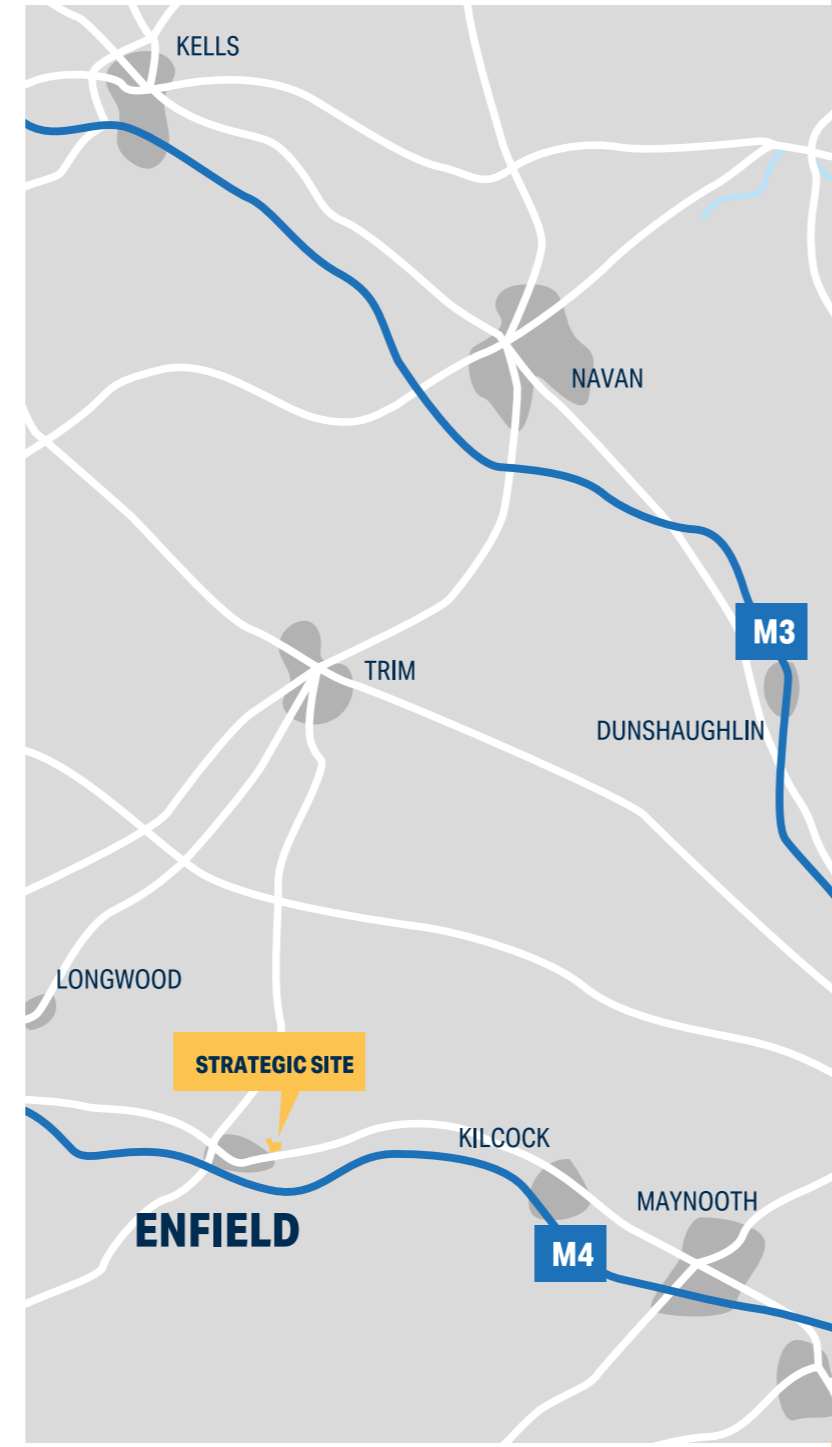
Enfield Train Station
1 km



Dublin Port
50 km



Land for future housing



Dunshaughlin

52 ha (128 acres)



Dunshaughlin is a thriving satellite market town in South Meath. It is located off Junction 6 on the M3 motorway, providing excellent connection to the capital. The town's population of 6,644 enjoys an excellent offering of retail and services.

Dunshaughlin will be connected to Dublin by the extension of the rail line from Dunboyne in the very near future.

This strategic employment site is zoned **E2 - General Enterprise & Employment**



M3
Adjoining



Dublin Airport
30 km



Easily serviced



Future Train Station
Adjoining



Dublin Port
40 km



Land for future housing



Ashbourne

49 ha (120 acres)



Ashbourne is strategically located in the South of the County and is an important town with a growing population. Situated on the M2 motorway, Ashbourne links to the M50, Dublin's Orbital Motorway, in just 15 minutes, and Dublin Airport within 21 minutes. In recent years, Ashbourne has seen rapid

development with the creation of a brand new town centre and streetscapes. The Strategic Employment Site is adjoining Junction 3 on the M2 Motorway.

This strategic employment site is **zoned E1/E3 (Strategic Employment Zones (High Technology Uses) / Warehousing and Distribution)**



M2
Adjoining



Dublin Airport
15 km



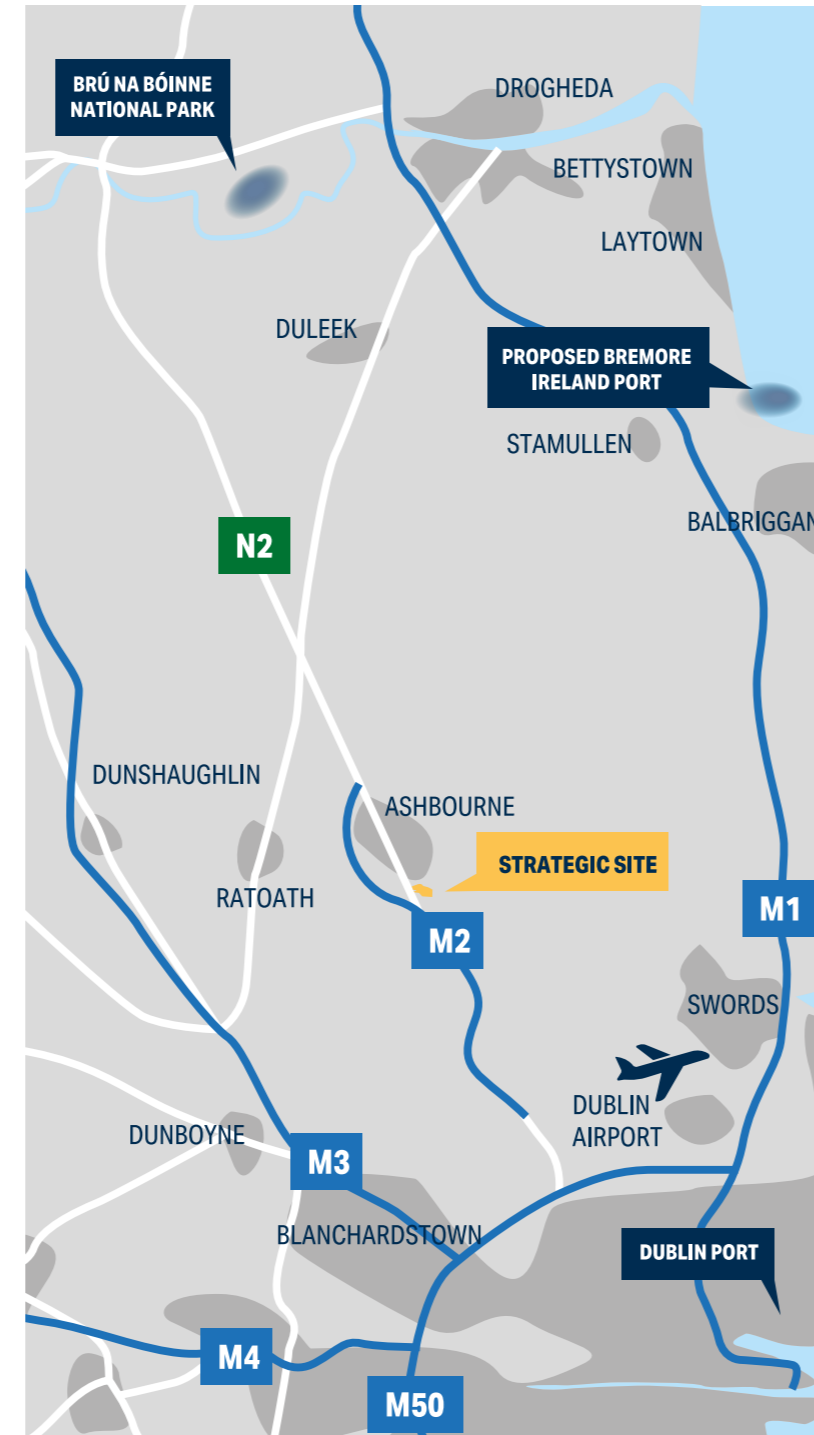
Fully serviced



Dublin Port
25 km



Land for future housing



Laytown

13ha (33 acres)



Laytown contributes to an urban cluster of multiple villages called Laytown-Bettystown-Mornington-Donacarney which has a population of 15,642.

Laytown is located at the mouth of the river nanny and possesses almost 3km of beaches. The Strategic Employment Site is

immediately adjoining Laytown Rail Station and proximate to the M1 Motorway on the Dublin – Belfast Economic Corridor.

This strategic employment site is zoned **E1/E2 - Strategic Employment Zone (High Technology) / General Enterprise and Employment**



M1
7 km



Dublin Airport
35 km



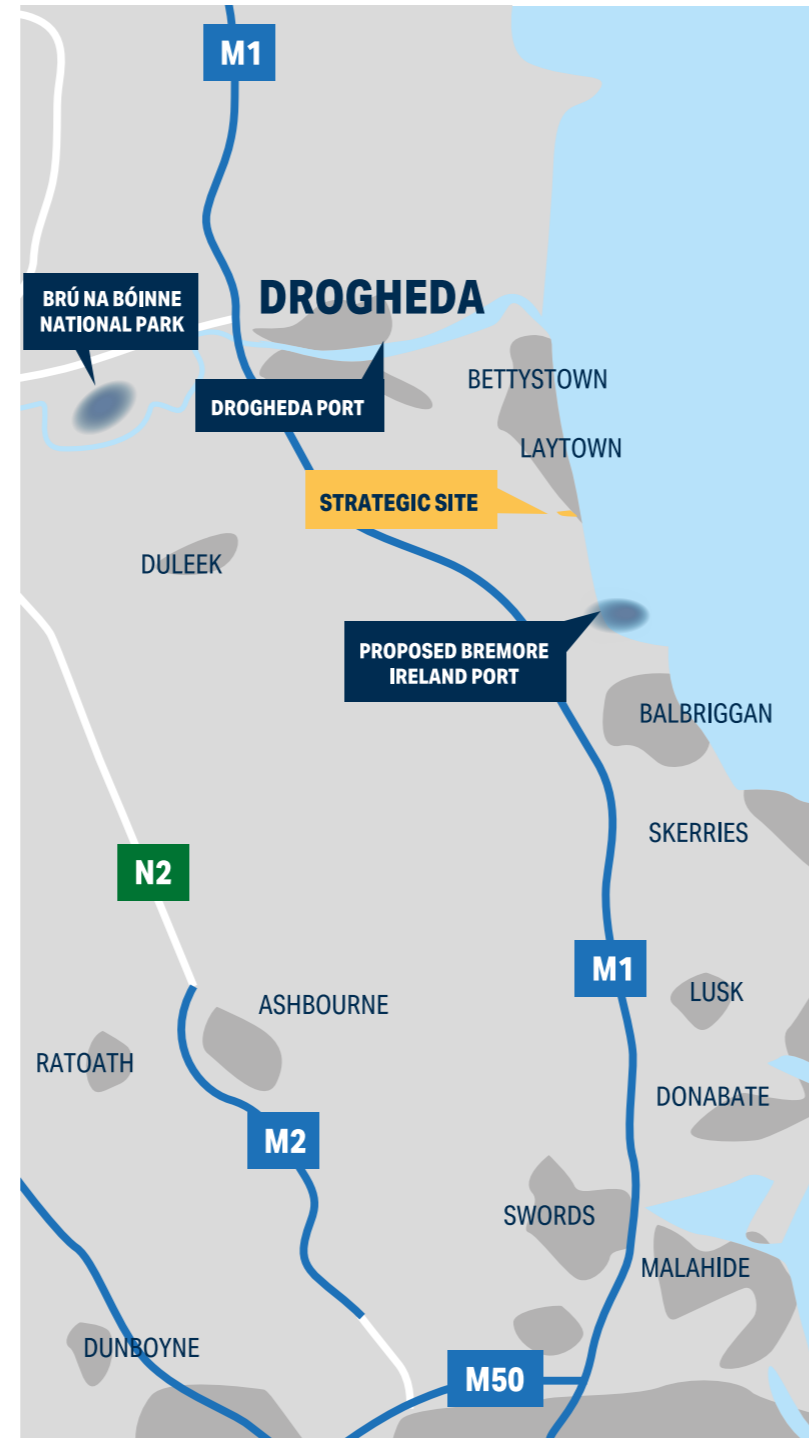
Fully serviced



Laytown Train Station
Adjoining

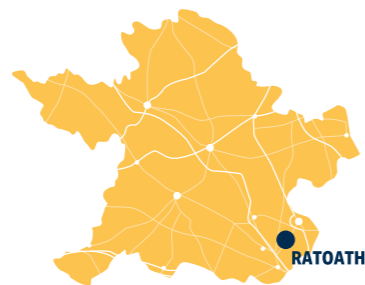


Drogheda Port 10 km
Proposed Bremore Port 10 km



Ratoath

253 ha (625 acres)



Steeped in sporting history, Ratoath is a flourishing town in Co. Meath. Neighbouring by the settlements Dunshaughlin and Ashbourne, it is located between the M2 and M3 Motorways. The town's population of 10,077 foster a passionate equine culture,

culminating in the annual hosting of the Irish Grand National at Fairyhouse Racecourse as well as international horse sales and equine events at Tattersalls Ireland.

This strategic employment site is zoned **D1/WL - Tourism / White Land**



M3 6 km
M2 8 km



Dublin Airport
25 km



Fully serviced



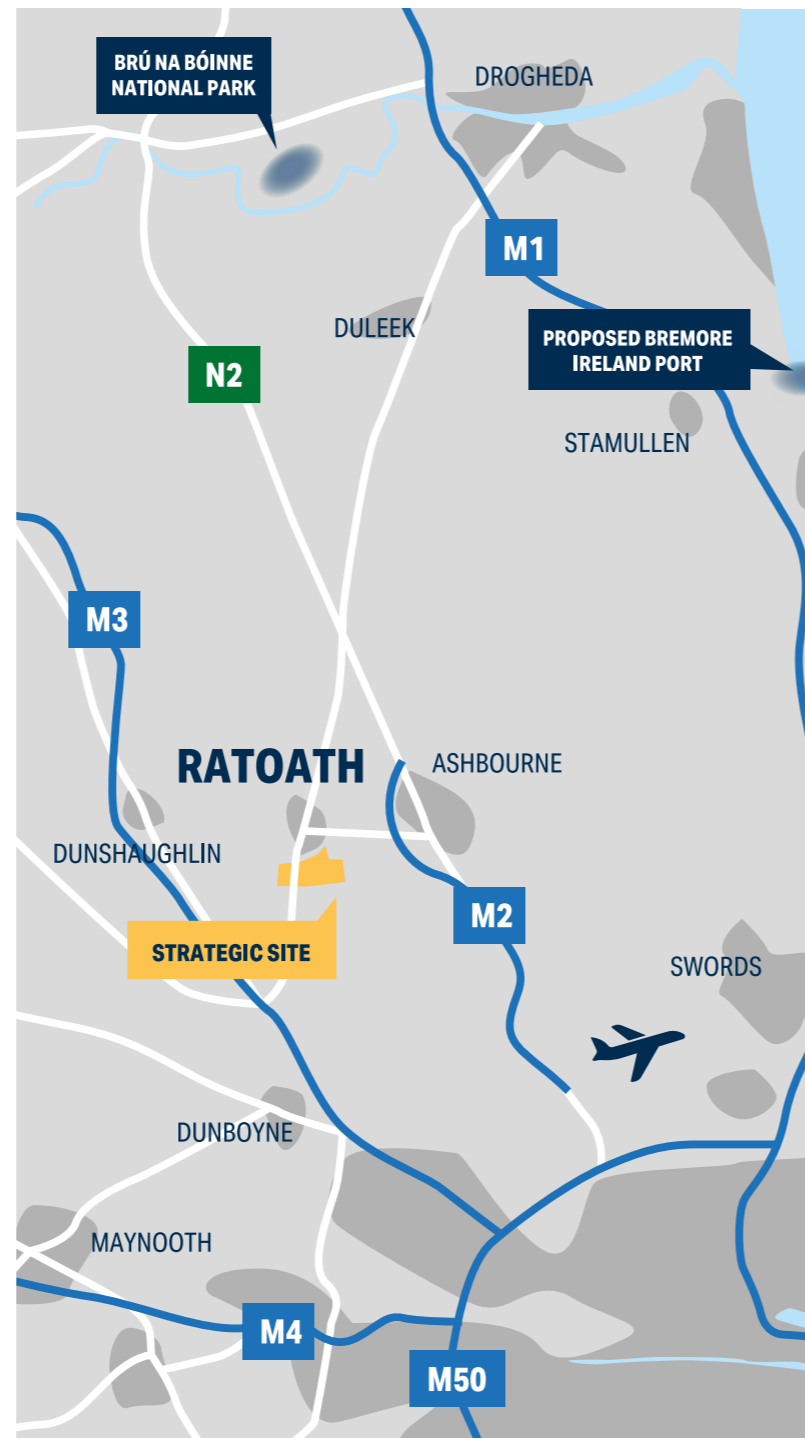
Dunboyne Pace Train Station
10 km



Dublin Port
30 km



Land for future housing



ZONES EXPLAINED

E1

Strategic Employment Zones (High Technology Uses)

Permissible Uses

Bio Technology Manufacturing, Call Centres, Childcare Facility, Convenience Outlet, Cafe, Leisure facilities, Data Centres, Green / Clean Light Industries, Education (third level), High Technology Manufacturing, Information Communication Technologies, International and National Traded Services, Knowledge Based Economic Development, Offices 100 to 1,000m², Offices >1,000m², Medical and Related Uses (includes hospital), Research & Development, Science & Technology Based Enterprise, Telecommunication Structures, Utilities, Public Park.

Open for Consideration Uses

Conference/Event Centre, Education, Enterprise / Training Centre, Hotel / Aparthotel, Industry – Light, Transport Depot/ Logistics, Warehousing.

E2

General Enterprise and Employment

Permissible Uses

Bring Banks, Builder's Providers, Childcare Facility, Car Park (incl. Park and Ride), CHP / Waste to Energy Facilities, Domestic Fuel Depot, Energy Installation, Enterprise & Business Start Ups, Enterprise / Training Centre, Data Centres, Factory Shop, Furniture Showroom (only where product displayed is manufactured on site), Go Kart Track, Industry – General, Industry – Light, Heavy Vehicle Park, Logistics, Mart / Co-op, Motor Repair / Servicing, Plant & Tool Hire, Recycling Facility (Civic & Amenity), Science & Technology Based Enterprise, Telecommunication Structures, Transport Depot, Warehousing, Utilities.

Open for Consideration Uses

Abattoir, Car Dismantler / Scrap Yard, Construction & Demolition Waste Recycling Facility, Garden Centre, Leisure Facilities, Motor Sales, Offices 100 – 1,000 sqm (uses where the services are not principally for visiting members of the public), Service Station, Restaurant / Café, Veterinary Surgery, Waste Recycling / Transfer / Sorting Centre, Wholesale Warehousing / Cash and Carry.

E3

Warehousing and Distribution

Permissible Uses

Bring Banks, Childcare Facility, Car Park (incl. Park and Ride), CHP / Waste to Energy Facilities, Data Centres, Distribution & Supply Chain Management, Domestic Fuel Depot, Energy Installation, Fuel Depot, Heavy Vehicle Park, Logistics, Plant Storage, Recycling Facility (Civic & Amenity), Telecommunication Storage Depot, Transport Depot, Warehousing, Water Services / Public Services, Wholesale Warehousing / Cash and Carry, Utilities.

Open for Consideration Uses

Enterprise & Business Start Ups, Enterprise/ Training Centre, Garden Centre, Industry – Light, Petrol Station, Restaurant / Café, Waste Recycling / Transfer / Sorting Centre.

D1

Tourism

Permissible Uses

B & B / Guest House, Caravan Park, Children Play / Adventure Centre, Community Facility / Centre, Conference/Event Centre, Medical & related uses, Craft Centre / Craft Shop, Cultural Facility, Hotel / Motel / Hostel, Leisure / Recreation / Sports Facilities, Restaurant / Café, Water Services / Public Services.

Open for Consideration Uses

Amusement Arcade, Cinema, Convenience Outlet, Childcare Facility, Cultural Facility, Dance Hall / Night Club, Offices <100m², Public House, Shop, niche type commercial supports, Telecommunication Structures, bona fide ancillary tourism residential, holiday home.

WL

White Lands

Permissible Uses

White Lands are located in Navan, South Drogheda, East Meath, Kilmessan, Enfield and Ratoath. These are strategic lands and their designation is to allow for a long term, integrated approach to be taken to the expansion of an urban area. It is not generally envisaged that development proposals will be brought forward during the life of this Development Plan for such lands. No indication is therefore generally offered regarding the suitability or otherwise of individual uses on said lands within this Development Plan. Should the Planning Authority be satisfied that a project proposed for lands with a white land designation would assist with the implementation of the Economic Strategy and education provision, these lands can be released for employment creating development during the plan period in accordance with the Economic Strategy. White Lands should only be released where it would lead to significant employment creation, education provision or which cannot reasonably be accommodated on other employment zoned land.

WHAT NEXT?

Meath has a business-friendly environment that encourages entrepreneurship and innovation.

Meath's proximity to Dublin, international airports and ports, provides easy access to a large pool of skilled workers, suppliers and customers. This makes it an attractive location for businesses looking to expand their operations in Ireland or to establish a presence in Europe.

Meath possesses significant economic potential to prosper as a successful, diverse and vibrant social, civic, commercial and residential centre that is recognised locally, nationally and internationally as a highly attractive and distinctive location in which to live and conduct business.

THE PLACE & SPACE

FOR PEOPLE

THAT WORKS FOR YOU

THAT MAXIMISES
ITS SPATIAL ADVANTAGE

AT THE FOREFRONT
OF SMART GROWTH

Meath County Council is committed to driving the Economic Development of the County and identifies this as a key priority which will be supported by:

- The Meath Economic Development Strategy Roadmap 2023 and a new Economic Development Strategy for the County
- The Meath County Development Plan 2021-2027
- The Meath Economic Development Forum
- Continuous collaboration with State Agencies, Educational Institutions as well as employment and sectoral experts.
- The Meath Local Economic Community Plan 2023-2029
- Engagement with Government initiatives such as URDF, RRDF and the Town Centre First Schemes.

The new Strategy document will be informed by statistics and analysis available from Census 2022, a Skills Audit for the County, a Commuter Survey etc and will outline the direction and key focus sectors for County Meath from 2024 to 2030, and beyond.

Finally, if you are considering Meath as a location for your business our Economic Development and Planning Team are ready and willing to support you in the process. The team can help navigate you around sourcing a location, potential funding opportunities for your business, sustainability, lean and digital supports and can provide focused pre-planning consultations and process applications for Economic Development projects in an expeditious way.

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YOUR PLACE AND SPACE TO THRIVE.**



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