

Variation No. 3 Amendments
to the
Meath County Development Plan
2013–2019

Amendments to Text of Volumes 1 & 5



comhairle chontae na mí
meath county council



1.0 INTRODUCTION

- 1.1 The Meath County Development Plan 2013-2019 was adopted on 17th December 2012 and came into effect on 22nd January 2013. Since the adoption of the County Development Plan, 2 no. Variations have been proposed and adopted.
- 1.4 This Variation has been prepared by Meath County Council in conjunction with John Spain and Associates, Town Planning and Development Consultants who provided land use planning inputs into the Economic Strategy. Variation No 3 is the first in a suite of variations which will be required to align the County Development Plan with the key tenets of the Economic Strategy. Variations will follow to address the former town Development Plan areas of Trim, Navan and Kells together with the East Meath Local Area Plan. The process of Variation No 3 shall be completed prior to commencing the statutory review of Local Area Plans for the Southern Environs of Drogheda, Ashbourne, Ratoath Dunshaughlin and Dunboyne. The development objectives of the Local Area Plans when reviewed shall be consistent with the policies and objectives including land use zoning objectives as set out in the County Development Plan, 2013-2019 as varied.
- 1.5 Variation No 3 was on public display for the period 21st December 2015- 27th January 2016. 182 no submissions were received as a result of the display of the draft variation. The Chief Executive's report was prepared and distributed to the Elected Members on 23rd February 2016. The Elected Members considered the variation and the Chief Executive's report at their Council meeting of 7th March. As a result of these deliberations a resolution was passed to materially amend the proposed variation.

2.0 STRATEGIC ENVIRONMENTAL APPRAISAL

- 2.1 Strategic Environmental Assessment (SEA) is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme before the decision is made to adopt the plan or programme. The purpose is to "provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation of plans and programmes with a view to promoting sustainable development."(European Directive 2001/42/EC) The Planning Authority has continued to use the Strategic Environmental Objectives from the County Development Plan SEA to assess this variation and this is considered both practical and pragmatic.
- 2.2 The Planning Authority determined, using the screening criteria set out in Schedule 2A Planning & Development Regulations 2001 – 2004, the DoEHLG SEA Guidelines and Annex 2 of Directive 2001/42/EC, that a Strategic Environmental Assessment was not required for the proposed amendments to draft variation No. 3 to the Meath County Development Plan 2013 – 2019.

3.0 APPROPRIATE ASSESSMENT SCREENING

- 3.1 Article 6(3) of European Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive) requires competent authorities, in this case Meath County Council, to undertake an Appropriate Assessment (AA) of any plan or project not directly connected with or necessary to the management of a Natura 2000 site but likely to have a significant effect thereon, either individually or

in combination with other plans or projects. The assessment examines the implications of proceeding with the plan or project in view of the site's conservation objectives.

- 3.2 An Appropriate Assessment Screening was undertaken of the proposed amendments to the draft variation to the Meath County Development Plan 2013 – 2019, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC). It was determined that a Stage II Appropriate Assessment was not required.

4.0 FLOOD RISK ASSESSMENT

- 4.1 A Strategic Flood Risk Assessment (SFRA) was carried out to inform the preparation of the Variation. The SFRA utilises the most up to date flood mapping and data for the County available at the time of preparing the Variation. Amendments to Volume 5 and the land use zoning objectives maps in particular should be read in conjunction with the SFRA.

5.0 HOW TO READ THE ALTERATIONS

- 5.1 This variation document includes only the relevant sections of the Meath County Development Plan 2013-2019 which it is proposed to change, not the entire plan. Therefore, **it is advisable that this variation be read in conjunction with the current County Development Plan.**
- 5.2 The existing text of the County Development Plan 2013 – 2019 is shown in normal font and is included to provide context to the content of each section not being altered as part of this variation process. **Please note that the Draft Variation document should not be interpreted as the complete text of the Meath County Development Plan 2013 -2019 but rather highlights selected parts of the County Development Plan which are proposed to be varied as part of Variation No. 3.** On completion of this variation process, a consolidated version of the County Development Plan Written Statement (Volumes 1 – 5) as altered by Variations 1, 2 and 3 will be made available for ease of reference and to avoid any potential confusion.
- 5.3 Proposed Amendments / Additions proposed as **part of the draft variation** are shown as **red** text. Deletions are indicated with strikethrough as illustrated in the example below. The Meath Local Authorities Corporate Plan ~~2009 – 2014 sets out a vision for 2015-2019~~ **has the vision “Meath County Council will lead economic, social and community development, deliver efficient and good value services, and represent the people and communities of County Meath, as effectively and accountably as possible”.** ~~County Meath as “a County that is recognised locally, nationally and internationally as an excellent place to invest in, to visit and to live in, renowned for the quality of its employment opportunities, heritage, culture and the strength and viability of its communities”.~~
- 5.4 Any text changes arising as a result of proposed amendments are shown in **blue** to avoid confusion.
- 5.5 Where deletions or additions are proposed to the policies and objectives of the Development Plan follow on changes may be required to the overall numbering system of such policies or objectives list in relevant chapters. It is the Planning Authority's intention to carry out a renumbering process of such policies and objectives. A consolidated

version of the development plan as varied will be published following completion of this variation process

6.0 MAKING A SUBMISSION

- 6.1 A copy of the proposed alterations to draft Variation (No. 3) of the Meath County Development Plan 2013- 2019, together with the Strategic Environmental Assessment Screening Report, Natura Impact Screening Report pursuant to Article 6 of the Habitats Directive 92/43/EEC will be available for inspection from **from Tuesday 22nd March until Tuesday 19th April, 2016** at Meath County Council Planning Department, Buvinda House, Dublin Road, Navan, County Meath, C15 Y 291 during normal office hours. The proposed amendments to draft Variation (No. 3) of the Meath County Development Plan 2013-2019 are also available for inspection on Meath County Council’s website at www.meath.ie/planning
- 6.2 Copies of the proposed alterations to draft Variation (No. 3) of the Meath County Development Plan 2013- 2019 are available from the **Planning Department, Buvinda House, Dublin Road, Navan, County Meath**, C15 Y 291 or please Tel: 046-9097500/7518 or email: variation3mcdp@meathcoco.ie.
- 6.3 Written submissions or observations should be addressed and marked **“Proposed Alterations to Draft Variation (No. 3) to MCDP 2013-2019 and submitted to the Planning Department, Meath County Council, Planning Department, Buvinda House, Dublin Road, Navan, County Meath . Submissions or observations must be received by 4pm Tuesday 19th April, 2016.”**
- 6.4 Written submissions or observations may also be made via email to Variation3mcdp@meathcoco.ie. Submissions made via email **must** include the full name and address of the person making the submission and where relevant, the body or organisation represented. **Please ensure your submission is forwarded in either hard or soft copy and not both.**
- 6.5 Written submissions or observations with respect to the alterations to proposed draft Variation (No. 3) of the Meath County Development Plan 2013-2019 made to the Planning Department within the above said period will be taken into consideration before the making of a decision on the proposed draft Variation (No. 3).
- 6.6 A copy of the Economic Development Strategy for County Meath is available for inspection on request.
- 6.7 For further information contact the Forward Planning Team at Tel: 046 – 9097500/9097518.

**ALTERATIONS
TO
VOLUME ONE
WRITTEN STATEMENT**

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To be amended accordingly when the variation process is complete.

CHAPTER 2: CORE STRATEGY

Section 2.9.5 Permissible and Non Permissible Uses

E1:

Permitted Uses

Bio Technology Manufacturing, Call Centres, Childcare Facility, Convenience Outlet, 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 1,000 sq. m., Offices >1,000 sq. m., Medical and Related Uses, Research & Development, Science & Technology Based Enterprise¹¹, Telecommunication Structures, Water Services / Public Services.

Open for Consideration

Uses Advertisement and Advertising Structures, Conference/Event Centre, Education (Third Level), Enterprise / Training Centre, Gymnasium leisure facilities, Hotel / Aparthotel, Industry – Light, Industry-General, Restaurant / Café, Petrol Station, Transport Depot/Logistics, Warehousing.”

~~Uses not listed under the permissible or ‘open for consideration’ categories will be assessed on their own merits, however any such uses shall not conflict with the primary land use objective to create dynamic and sustainable employment areas.~~

Uses which are ‘open for consideration’ or not identified as ‘permitted’ under the E1 zoning objective will only be considered where they do not compromise the objective of the overall zoning objective of E1 lands, as a strategic employment zone for high technology uses

“E2:

Permitted Uses

Agri – Business, Bring Banks, Builder’s Providers, Car Park (incl. Park and Ride), CHP / Waste to Energy Facilities, Domestic Fuel Depot, Energy Installation, Enterprise & Business Start Ups, Enterprise / Training Centre, 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, Water Services / Public Services.

Open for Consideration

Uses Abattoir, Car Dismantler / Scrap Yard, Childcare Facility, Construction & Demolition Waste Recycling Facility, Garden Centre, Leisure Facilities, Motor Sales, Offices 100 – 1,000 sq. m., Petrol

Station, Restaurant / Café, Veterinary Surgery, Waste Recycling / Transfer / Sorting Centre, Wholesale Warehousing / Cash and Carry.”

~~Uses not listed under the permissible or ‘open for consideration’ categories will be assessed on their own merits, however any such uses shall not conflict with the primary land use objective to create dynamic and sustainable employment areas.~~

Uses which are ‘open for consideration’ or not identified as ‘permitted’ under the E2 zoning objective will only be considered where they do not compromise the objective of the overall zoning objective of E2 lands, for general enterprise and employment uses.

E3:

Permitted Uses

Bring Banks, Car Park (incl. Park and Ride), CHP / Waste to Energy Facilities, 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.

Open for Consideration Uses

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

~~Uses not listed under the permissible or ‘open for consideration’ categories will be assessed on their own merits, however any such uses shall not conflict with the primary land use objective to create dynamic and sustainable employment areas.~~

Uses which are ‘open for consideration’ or not identified as ‘permitted’ under the E3 zoning objective will only be considered where they do not compromise the objective of the overall zoning objective of E3 lands, for warehousing and distribution uses.

WL	White Lands
Objective	To protect strategic lands from inappropriate forms of development which would impede the orderly expansion of a strategic urban centre

~~“To date, White Lands~~ **are identified in** ~~have appeared~~ in 4 statutory land use plans ~~adopted by Meath County Council, namely~~ **which are the former** Navan Development Plan, Drogheda LAP, Maynooth LAP **and the written statement and land use zoning objectives for Gormanstown contained in Volume 5 of the County Development Plan.** ~~and Dunboyne – Clonee – Pace LAP.~~ 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. ~~The acceptability of specific proposals for development on the lands prior to that time, e.g. an expansion to an existing permitted business, will be considered on their merits. It is vital that such lands are protected against developments which would impede the orderly expansion of an urban area.~~ **Should the Planning Authority be satisfied that a project proposed for lands with a white land designation, which would assist with the implementation of the Economic Strategy, these lands can be released for employment creating development during the plan period in accordance with the Economic Strategy. White Lands can only be released where it would lead to significant employment creation, or which cannot reasonably be accommodated on other employment zoned land.**

~~Meath County Council indicates in the Economic Development Strategy that an opportunity for a Strategic Development Zone may exist in north Dunboyne within the Metropolitan Area of the National Gateway. An integrated land use and transportation approach to planning will be applied to this area which may require the reconsideration of the White Lands in north Dunboyne (Pace) within the life of this Development Plan.~~

CHAPTER 3: SETTLEMENT STRATEGY AND HOUSING

3.4.5 Small Towns - Athboy, Bettystown/Laytown/Mornington East, Duleek, Enfield, Oldcastle, Ratoath, Stamullen

The Small Towns in Meath have varying characteristics and differences can be seen in the factors that have influenced their growth. This is recognised in the RPGs. The types of Small Town present in Meath include local commuter type towns situated close to larger centres and small commercial towns, remote from the Dublin commuter areas that have strong trading tradition serving a large rural hinterland. Oldcastle and Athboy would be representative of this type of settlement. They have developed on a more local, independent and economically active basis under the influence of large towns in Meath. Meath County Council will continue to encourage them to develop in this manner. Oldcastle in particular has a strong indigenous industrial base. While the town is peripheral in Meath, it is strongly influential in its wider area of influence which extends into Cavan and Westmeath.

Within Meath, other Small Towns such as Ratoath, ~~Stamullen~~ and Bettystown/Laytown/Mornington East have developed mainly on the basis of dormitory towns and are facilitating commuting primarily to Dublin. ~~The East Meath town of Stamullen has seen its location close to the M1 and within easy reach of Dublin as a major force for development in recent years.~~

Enfield has the potential to grow to a Moderate Sustainable Growth town over the lifetime of the County Development Plan having regard to its strategic location along the M4 “Knowledge Corridor” and on the Dublin/ Sligo rail line and its proximity to Maynooth University. An opportunity to provide capacity for high end land hungry employment and secondary education facilities exists at the eastern end of the town.

Stamullen has seen its location close to the M1 International Economic Corridor and within easy reach of Dublin as a major force for development in recent years. Stamullen is envisaged to ultimately grow to a moderate sustainable growth town status along the M1 Economic Corridor. ~~in an appropriate way with employment development being incremental & commensurate with residential & population growth.~~ Any change in the status of the town is likely to occur as an incremental process, in particular any significant population growth would occur over the equivalent of several County Development Plans. If approved by the Regional Assembly it is likely that Stamullin would gradually evolve towards Moderate Growth Town status with residential development occurring in tandem with commensurate supporting, sustainable employment, community and educational facilities. Ongoing substantial engagement with the community in Stamullin and other centres will be essential to ensure local support. Furthermore it is imperative for the sustainable future growth of Stamullen that a direct road link be provided with Junction 7 of the M1 Motorway.

The status of both settlements shall be pursued with the Regional Assembly in the coming years.

Chapter 4 ECONOMIC STRATEGY

4.1 Since the publication of *“Putting People First”* Meath County Council has taken a very proactive approach to leading economic development in the County with the setting up of the Meath Economic Forum in 2013 and the publication of the Economic Development Strategy for County Meath 2014 – 2022. The Strategy sets evidence based measures aimed at accelerating the economic transformation, revitalisation and sustainable development of County Meath. The Strategy contains 8 no. key actions/recommendations designed to achieve the projected level of employment growth in Meath by 2022 of an additional 7,500 jobs in order to broaden Meath’s economic base by growing the share of employment taken up by knowledge-orientated activities and thus growing both indigenous and Foreign Direct Investment (FDI) enterprises in County Meath.

~~The promotion of economic development in general, and industry and enterprise in particular, depends heavily on the policies, objectives and guidelines set out in other Sections of this Development Plan.~~ The promotion of economic development requires a multi-pronged approach, the key components of which are as follows:

- Identifying key strategic sites for employment generation in County Meath for the settlements for focused residential and promote promotion of economic growth locally;
- Providing and facilitating the provision of requisite physical infrastructure;
- Reserving sufficient employment zoned land in suitable locations for industry and enterprise uses;
- Facilitating relevant bodies regarding the availability of high-speed telecommunications;
- Facilitating relevant energy suppliers regarding the availability of clean and reliable sources of energy;
- Promoting and facilitating appropriate educational/training measures to ensure a suitably skilled local workforce;
- Encouraging research and development linkages between industry/business and proximate third-level institutions and providing for appropriate zoned lands at strategic locations approximate to same to accommodate synergies between third level institutions & business enterprises including start up companies;
- Forging mutually-beneficial linkages and partnerships with the business and third level Institutions;
- Securing high standards of landscape and environmental protection/enhancement;
- Ensuring that towns and villages remain attractive to investment, and; Offering a good quality of life to those who encourage a sustainable “live work” development model in the County, thereby reducing unsustainable long distance commuting patterns for employment.
- To recognise the critical role tourism and related activity plays in the economic base of the county and to support the continued investment in this key indigenous industry.

4.1.3 Maynooth / Leixlip Economic Area

The high level economic development objectives for this area which is positioned along the M4 Knowledge Corridor include: are

- To encourage the development of Life Sciences, High Tech, Bio Tech, ICT, Research & Development synergies with third level institutions which may include NUIM MU¹ and major employers already established in the sub region (Intel, Hewlett Packard);
- To further development of key linkages and partnerships with NUIM MU- brand the area as a centre of excellence in the knowledge based economy;
- ~~Local Area Plan for Maynooth Environs adopted in 2008 with~~ To promote the Maynooth Environs as stated in the **Maynooth Environs Written Statement & Development Objectives** specific focus on attracting as a location for high technology, and bio technology firms and enhanced tourism projects. Since January 2014 Irish Water is now the responsible authority for public water provision in the State. Meath County Council will work with Irish Water to provide adequate piped water services for employment generating uses in this area and leverage the historical commitment from Kildare County Council to provide requisite piped water services for employment generating uses
- ~~The Rye Water Valley / Carton cSAC / SPA are acknowledged as a background influence to economic development within the environs of Maynooth.~~
- To promote the development of high quality tourism, leisure and complementary activities that can build on and complement the existing attractions in the area which include Carton House and Demense, the town of Maynooth and Maynooth University to provide a destination venue of national significance.

¹ Maynooth University (MU) formerly NUIM

VOLUME 5

WRITTEN STATEMENT

AND

DEVELOPMENT OBJECTIVES

FOR

URBAN CENTRES

Athboy Written Statement

6.1 Future Business and Enterprise Development

There is a notable business and industrial base currently in existence in Athboy. Having regard to the nature, role and scale of the town, the strategy for economic development in Athboy must focus on the achievable delivery of local services, and potential employment and enterprise generation. There are lands still available in the Trim Road Business Park to accommodate employment generating uses. ~~therefore the identification of further lands for employment use is not required at this time.~~ These lands allow for the relocation of existing non-conforming and incompatible businesses in the town. There is one business site in the town's boundary which is considered to represent a nonconforming use; namely *MacCann & Byrne's*, building construction suppliers. The Council will favourably consider the appropriate redevelopment of this site for uses which are consistent with the planning policies and development objectives of this Development Framework. Planning permission was previously granted for the relocation of the use to the more appropriate location of the 'E2' ~~(category 3)~~ zoned lands located at the Trim Road Business Park. The Planning Authority has identified ~~7.9 ha~~ **17.2 ha** of lands for "E2" General Enterprise & Employment within **the Trim Road Business Park** ~~(Category 3 off the Trim Road)~~. It is considered that this is more than adequate to cater for the projected employment needs of Athboy during the life of this Development Plan. A ~~further 9.3 ha have been identified to the north east of same for Phase II if required to be released during the life of this Development Plan.~~

Strategic Polices

SP 3 "To operate an Order of Priority for release of lands identified for E2 "General Enterprise & Employment" in compliance with the requirements of ED OBJ 2 as follows:

- i) The lands identified with an E2 "General Enterprise & Employment" land use zoning objective are available for development within the life of this Development Plan.
- ii) The lands identified with an E2 "General Enterprise & Employment" land use zoning objective but qualified as "Phase II" 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.
- iii) **The only exception is where** a significant development is proposed which could not be accommodated within the lands identified as Phase I, **for reasons of scale, lack of availability of unsuitability of the relevant Phase 2 lands**, 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.

Baile Ghib (Gibbstown) Written Statement

05 Commercial, economic and Retail Uses

Baile Ghib (Gibbstown) is identified as a Level 5 retail centre in the County Retail Hierarchy. It has a small range of retail services, primarily a local convenience shop and the village would benefit from

having a greater range and variety of such facilities. However, the close proximity of the village to Navan & Kells will continue to be a deterrent to attracting facilities other than those needed to serve the immediate needs of the village and rural catchment.

This strategy seeks to prioritise employment and enterprise services and facilities which are based on the linguistic and cultural heritage of the Gaeltacht and provide local employment opportunities for the people of Baile Ghib (Gibbstown). The main existing employment related uses include Engineering Design Services Industrial Unit and Adtec Aerauto Ltd, all located to the east of the village. The former Timoney Technology building is vacant as the company has relocated to expanded premises in the Navan Business Park. A number of businesses are located outside the village development boundary, including a local public house at Oristown and adjoining St. Catherine's Church and other various commercial activities to the east of the village. An additional area has been identified for E2 "General Enterprise & Employment" land use zoning objective to the north of the R163. This is to facilitate further industrial / employment generation. It is located proximate to the employment uses to facilitate consolidated industrial development. [This site is identified as Phase II in the order of priority.](#)

"SP 3 To operate an Order of Priority for release of lands identified for E2 "General Enterprise & Employment" in compliance with the requirements of ED OBJ 2 as follows:

- i) The lands identified with an E2 "General Enterprise & Employment" land use zoning objective are available for development within the life of this Development Plan.
- ii) The lands identified with an E2 "General Enterprise & Employment" land use zoning objective but qualified as "Phase II" 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.
- iii) [The only exception is where](#) a significant development is proposed which could not be accommodated within the lands identified as Phase I, [for reasons of scale, lack of availability of unsuitability of the relevant Phase 2 lands](#), 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."

Carlanstown Written Statement

05 Commercial, economic and Retail Uses

Carlanstown is identified as a fifth tier retail centre in the County Retail Hierarchy. It has a small range of retail services, primarily 2 local convenience shops and the village would benefit from having a greater range and variety of such facilities. However, the close proximity of the village to Kells will continue to be a deterrent to attracting facilities other than to serve the immediate needs of the village and rural catchment.

It is noted that 2 parcels were previously identified for enterprise and employment in the 2009 Local Area Plan, one off the Moynalty Road and one to the north of the village off the N52 National Secondary Road. The Planning Authority has reviewed the nature and scale of the lands previously identified for employment uses in Carlanstown. ~~A phasing programme has been introduced~~

~~accordingly to ensure that the development of industrial or manufacturing uses in Carlanstown would not militate against the orderly development of such uses in Kells which is only 3 miles distant and is designated as a Secondary Economic Centre in the County Development Plan. A reduced extent of lands have been identified for release as Phase I 5.34 ha of E2 employment zoned lands have been identified off the Moynalty Road (0.96ha) and will require the provision of a footpath and public lighting to successfully integrate the site into the village. An additional 4.38 hectares is available as part of Phase II of these lands. A second site off the N52 (2.2 hectares) is at a point where the general speed limit applies and has not been identified as an exceptional circumstance in accordance with the specific policy of Volume I (Section 6.10.7 Access to National Roads in Exceptional Circumstances refers) and is considered to constitute a traffic hazard. As a result. There are significant access challenges with these lands and access this land would need to be provided through the site zoned A1 as shown on the land use zoning objectives map.~~

To date, there has been no stated demand for enterprise development in Carlanstown and it is considered that the provisions of ED POL 19 would be applicable on the approach roads into the village should such a need arise. ED POL 19 seeks to support rural entrepreneurship and the development of micro businesses (generally less than 10 no. employees) in rural areas where environmental and landscape impact is minimal and such developments do not generate significant or undue traffic.

Strategic Policies

SP 4 To operate an Order of Priority for release of lands identified for E2 “General Enterprise & Employment” in compliance with the requirements of ED OBJ 2 as follows:

- i) The lands identified with an E2 “General Enterprise & Employment” land use zoning objective are available for development within the life of this Development Plan.
- ii) The lands identified with an E2 “General Enterprise & Employment” land use zoning objective but qualified as “Phase II” 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.
- iii) **The only exception is where** a significant development is proposed which could not be accommodated within the lands identified as Phase I, **for reasons of scale, lack of availability of unsuitability of the relevant Phase 2 lands**, 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.
- iv) The preparation of a layout for the lands identified with an E2 “General Enterprise & Employment” land use zoning objective but qualified as “Phase II” shall be cognisant of the flood risk mapping produced to inform the land use zoning objectives map. A Flood Risk Assessment shall be prepared to accompany any planning application on these lands which applies a sequential approach and avoids vulnerable land uses within areas identified at risk of flooding.”

Policies

Water and Wastewater Services

FR POL 3 The preparation of a layout for the lands identifies with an E2 “General Enterprise & Employment” land use zoning objective off the Moynalty

Road shall be cognisant of the flood risk mapping produced to inform the land use zoning objectives map. A Flood Risk Assessment shall be prepared to accompany any planning application in these lands which applies a sequential approach and avoids vulnerable land uses within areas at risk of flooding.

Objectives

Commercial, Economic and Retail uses

CER OBJ To secure the development of a light industrial park(s) for the specific provision of sites for small indigenous starter/incubation units on sites. The development of these lands which have been identified with an E2 “General Enterprise & Employment” land use zoning objective shall require the preparation a ~~Framework~~ **Master Plan**. The ~~Framework~~ **Master Plan** shall demonstrate, inter alia, the provision of a safe access to the subject lands, demonstrate how the development will be connected to the village centre by way of footpath with public lighting and the provision of other necessary physical infrastructure and services. The site identified off the Moynalty Road shall include a phasing programme in compliance with the land use zoning objectives map.

No application for development on the subject lands will be considered in the absence of the required ~~Framework~~ **Master Plan** having first being agreed in writing with the ~~Executive of the~~ **Executive of the** Planning Authority. ~~When prepared, all subsequent applications for development shall be accompanied with a design statement demonstrating compliance with the respective Framework Plan.~~

Kentstown Written Statement

05 Commercial, Economic and Retail Uses

Strategic Policies

SP3 To operate an Order of Priority for release of lands identified for E2 “General Enterprise & Employment” in compliance with the requirements of ED OBJ 2 as follows:

- i) The lands identified with an E2 “General Enterprise & Employment” land use zoning objective are available for development within the life of this Development Plan.
- ii) The lands identified with an E2 “General Enterprise & Employment” land use zoning objective but qualified as “Phase II” will only be available for development when all of the Phase I lands have been or are being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan.
- iii) **The only exception is where** a significant development be proposed which could not be accommodated within the lands identified as Phase I, **for reasons of scale, lack of availability of unsuitability of the relevant Phase 2 lands**, lands within Phase II may be considered in this regard.

Kilbride Written Statement

03 Land Use

As mentioned previously, lands in Belgree are designated for employment purposes, consistent with the established uses on and adjoining these lands. ~~These lands will be delivered on a phased basis with the lands adjacent to existing manufacturing facility to be within phase 1.~~ It is envisaged that these lands could potentially ~~would~~ accommodate primarily start up and incubator business uses and ~~a data centre~~. The development of these lands should be carried out on a phased basis in accordance with an agreed framework plan. ~~for the lands within Phase 1 (Framework Plan Area 1).~~

05 Commercial, Economic and Retail Uses

Kilbride is identified as a Level 5 retail centre in the County Retail Hierarchy. Commercial facilities in the village consist of a petrol station and associated convenience shop (currently disused), a public house, and Rennicks sign manufacturers. Development in this village has occurred in a dispersed fashion rather than in a distinct village form.

The Planning Authority has previously identified a large parcel of land adjacent to the existing Rennicks sign manufacturers to facilitate the future expansion of this business and the provision of additional employment uses on a phased basis. It is noted that, excluding the existing Rennicks sign manufacturers and adjoining dwelling which extend to 4.1 hectares combined and the area of land adjoining the Ward River within Flood Zones A and B which extend to 3.85 hectares, there remains 28.31 hectares of lands available which were previously identified with an enterprise and employment land use zoning objective. Volume I of the County Development Plan requires a review of the appropriateness of the nature, location and quantum of industrial and employment generating land use in the preparation of development and zoning objectives for towns and villages that are to be included in the County Development Plan (ED POL 2 refers). Kilbride along with the Maynooth Environs are two centres which are specifically referred to in this regard.

Having regard to the positioning of Kilbride as a village in the settlement hierarchy, it is considered that the inclusion of 10.6 hectares of the lands previously identified for employment and enterprise land use zoning objectives is more than sufficient to cater for the anticipated employment needs of this village. It is considered that the lands with road frontage onto the Hollystown Road between Rennicks sign manufacturing facility and the village shall be identified as Phase I in the Order of Priority identified on the land use zoning objectives map. The remainder of the lands previously identified shall be included in Phase 2 of the Order of Priority. All lands shall be identified with an E2 "General Enterprise & Employment" ~~(Category 3)~~ land use zoning objective. It is also considered that a ~~Framework~~ non statutory Master Plan shall be prepared to guide the development of this sizeable land bank albeit restricted in the first instance. ~~albeit restricted in the first instance to the lands identified as Phase I. Furthermore, it is considered that a specific local objective shall be included to provide for the development of a data centre(s) which shall seek to provide for data centre facilities and associated related industries set in open parkland with extensive landscaping, with a high architectural standard of layout and building design.~~

Strategic Policies

"SP 5 To operate an Order of Priority for release of lands identified for E2 "General Enterprise & Employment" in compliance with the requirements of ED OBJ 2 as follows:

- i) The lands identified with an E2 “General Enterprise & Employment” land use zoning objective are available for development within the life of this Development Plan.
- ii) The lands identified with an E2 “General Enterprise & Employment” land use zoning objective but qualified as “Phase II” 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.
- iii) **The only exception is where** a significant development is proposed which could not be accommodated within the lands identified as Phase I, **for reasons of scale, lack of availability of unsuitability of the relevant Phase 2 lands**, lands within Phase II may be considered in this regard.”

Oldcastle Written Statement

“SP 3 To operate an Order of Priority for release of lands identified for E2 “General Enterprise & Employment” in compliance with the requirements of ED OBJ 2 as follows:

- i) The lands identified with an E2 “General Enterprise & Employment” land use zoning objective are available for development within the life of this Development Plan.
- ii) The lands identified with an E2 “General Enterprise & Employment” land use zoning objective but qualified as “Phase II” 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.
- iii) **The only exception is where** a significant development be proposed which could not be accommodated within the lands identified as Phase I, **for reasons of scale, lack of availability of unsuitability of the relevant Phase 2 lands**, 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.”

Slane Written Statement

“SP 6 To operate an Order of Priority for release of lands identified for E2 “General Enterprise & Employment” in compliance with the requirements of ED OBJ 2 as follows:

- i) The lands identified with an E2 “General Enterprise & Employment” land use zoning objective are available for development within the life of this Development Plan.
- ii) The lands identified with an E2 “General Enterprise & Employment” land use zoning objective but qualified as “Phase II” 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.
- iii) **The only exception is where** a significant development is proposed which could not be accommodated within the lands identified as Phase I, **for reasons of scale, lack of availability of unsuitability of the relevant Phase 2 lands**, 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.”

Summerhill Written Statement

“SP 4 To operate an Order of Priority for release of lands identified for E2 “General Enterprise & Employment” in compliance with the requirements of ED OBJ 2 as follows:

- i) The lands identified with an E2 “General Enterprise & Employment” land use zoning objective are available for development within the life of this Development Plan.
- ii) The lands identified with an E2 “General Enterprise & Employment” land use zoning objective but qualified as “Phase II” 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.
- iii) **The only exception is where** a significant development is proposed which could not be accommodated within the lands identified as Phase I, **for reasons of scale, lack of availability of unsuitability of the relevant Phase 2 lands**, lands within Phase II may be considered in this regard.”

Dunboyne/**Dunboyne North**/ Clonee/ ~~Pace~~ Local Area Plan

CER OBJ 4 Lands adjacent to Portan, Clonee

To facilitate the development of lands between Portan Clonee and Bracetown for E2 “General Industry & Employment” and E3 “Warehousing and Distribution” purposes solely for the development of major employment proposals, primarily FDI, requiring a significant site area, having regard to this strategic location within the county, as provided for in Volume I of the County Development Plan

