

## PLANNING AND DEVELOPMENT ACT, 2000

### NOTICE OF THE MAKING OF VARIATION TO THE MEATH COUNTY DEVELOPMENT PLAN, 2001 (VARIATION NO. 6)

Notice is hereby given pursuant to Section 13 (8) (a) of the Planning and Development Act, 2000 that Meath County Council, as Planning Authority have made Variation No. 6 of the above mentioned Plan.

The variation relates to lands as included in Specific Development Objective DB16 and illustrated on Urban Detail Map No. 13 of the Meath County Development Plan, 2001: Volume 2, more commonly identified as lands east of the railway line in Dunboyne.

#### **DB 16 Objective seeks**

*The preparation of an integrated action area plan in relation to lands east of the railway line providing for residential and mixed-use development consistent with the sustainable development of public transportation corridors in consultation with the appropriate statutory agencies in tandem with decisions on the implementation of the rail proposal. The objective shall further indicate that the preparation of the Integrated Action Area Plan shall be completed within twelve months from the adoption of the County Development Plan.*

The variation incorporates the integrated action area plan into the statutory County Development Plan 2001 and necessitated a number of enabling modifications / amendments to be made, as outlined below, to ensure the proper planning and sustainable development of these and adjoining lands.

The Variation includes the following:

- 1) Replaces the wording of the existing objective DB16 of the County Development Plan 2001 with a **new objective DB16** as follows:

*The preparation and adoption of an integrated action area plan in relation to lands east of the railway line providing for primarily residential development and associated ancillary community, educational, recreational, employment generating and neighbourhood centre uses consistent with the sustainable development of public transportation corridors in consultation with the appropriate statutory agencies in tandem with decisions on the implementation of the rail proposal and subject to the provision of the necessary physical infrastructure.*

- 2) Inserts a new objective DB 19:

*To reserve a route for a major distributor road linking the Dunshaughlin Road with the Dunboyne Bypass and for a link road from the lands east of the Rail Line to the realigned N3 following the completion of the M3 Motorway.*

- 3) To zone a total of 42.51ha of land, subject of objective DB16, Land Use Zoning Objective A4, i.e. *“To provide for new residential communities with ancillary mixed uses to include community facilities, neighbourhood facilities and employment uses utilising higher densities in accordance with approved action area plans.”*

A copy of the Variation will be available for inspection at the following locations :-

- Planning Office, County Hall, Navan, Co. Meath.
- Dunshaughlin Area Office, Drumree Road, Dunshaughlin, Co. Meath.

- Ashbourne Civic Offices, Killegland Street, Ashbourne, Co. Meath

The Variation will also be available for inspection on the Meath County Council web-site [www.meath.ie](http://www.meath.ie).

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