

## **CHAPTER 3: SETTLEMENT STRATEGY & HOUSING**



### **SECTIONS IN THIS CHAPTER**

- 3.0 Introduction
- 3.1 Vision
- 3.2 Local Area Plans
- 3.3 Framework Plans
- 3.4 Land Use Zoning Objectives
- 3.5 Zoning Matrix
- 3.6 Residential Development
- 3.7 Residential Land Bank
- 3.8 Order of Priority
- 3.9 Residential Development-Key Principles
- 3.10 Building Energy Performance Directive
- 3.11 Housing Strategy



### 3.0 Introduction

This chapter of the Development Plan sets out Trim Town Council's and Meath County Council's strategic vision for the future development of Trim and includes the housing strategy for the plan period. The policies and objectives of the National Spatial Strategy, Regional Planning Guidelines and the Meath County Development Plan as set out in Chapter 1 provides a strategic context for the Trim Development Plan and inform and guide Trim Town Council and Meath County Council in drawing up their Settlement Strategy. The Regional Planning Guidelines identify Trim as a Moderate Growth Town with a population threshold of 5,000-15,000 persons.

### 3.1 Vision

The vision for the future of Trim over the plan period is to ensure the continued development of Trim in a manner that will provide a high quality environment, which is attractive to residents, workers, visitors and investors, balanced with the protection of inherent qualities of the built environment.

In order to achieve this vision, the plan aims to consolidate Trim's position as a Moderate Growth Town as part of a primary dynamic cluster together with Kells and Navan. However, protection of its intrinsic built and natural heritage and its promotion as a basis of tourism is a major element of the Settlement Strategy for the town.

The Settlement Strategy through the order of priority will ensure that only the quantum and scale of projected residential development will take place, to ensure that the Trim Development Plan accords with the policy framework contained in the NSS, RPG's and CDP 2007-2013.

The vision for Trim in the new Development Plan will be based on the following principles:

<b>Sustainability:</b>	To provide and accommodate the social, cultural and economic development of the town without compromising such aims for future generations.
<b>Competitiveness:</b>	To promote Trim as part of a dynamic economic cluster with Navan and Kells.
<b>Quality of Life:</b>	To promote social, cultural and educational facilities/amenities and encourage the development of a vibrant community spirit.
<b>Quality of environment:</b>	To protect and promote areas of quality built and natural environment through education and investment.
<b>Social Inclusion:</b>	To seek to redress social inequalities and social polarization, and engage the public at all possible times to seek consensus on planning for the future.

**Policies**

In terms of the Settlement Strategy, it is the policy of Meath County Council and Trim Town Council:

Settlement Strategy POL 1	To facilitate the continued development of Trim as a moderate growth town and to promote its status as a primary dynamic cluster in partnership with Navan and Kells in line with the policies prescribed in the CDP 2007 & RPGs;
Settlement Strategy POL 2	To promote the development of Trim in so far as is practicable to be self sufficient incorporating employment activities, sufficient retail services and community facilities. Residential development will only be permitted in accordance with the Order of Priority for the phased release of residentially zoned lands. (As illustrated on the Phasing Map) The Order of Priority shall be subject to annual review by the Planning Authority.

While the achievement of the policies above will involve all areas of the Councils activities, in land-use terms they are reflected in the Trim Development Plan by the adoption of the following specific objectives:-

**Objectives**

In terms of the Settlement Strategy, it is an objective of Meath Co. Council and Trim Town Council:

Settlement Strategy OBJ 1	To provide sufficient and appropriately located lands for industrial and commercial development;
Settlement Strategy OBJ 2	To ensure the provision of adequate sanitary services and other urban infrastructure to cater for the growth in demand for such facilities;
Settlement Strategy OBJ 3	To promote the enhancement of an adequate and efficient transportation system;
Settlement Strategy OBJ 4	To promote a more compact urban form;
Settlement Strategy OBJ 5	To protect the town's built and natural heritage including Protected Structures and the ACA's, by encouraging appropriate and sensitive new development;
Settlement Strategy OBJ 6	To ensure that adequate suitable land and services are reserved to cater for the establishment, improvement or expansion (where possible) of educational/social and community facilities;
Settlement Strategy OBJ 7	To consolidate the existing Town Centre Development and area to the west of Emmet Street as the principal shopping area in the town;
Settlement Strategy OBJ 8	To develop the public realm and amenities of Trim so that quality of life for residents can be improved;
Settlement Strategy OBJ 9	To reserve land corridors, free from development, for the provision of the Dublin Outer Orbital Route and the Local Distributor Road;

Settlement Strategy OBJ 10	To promote the re-use of urban derelict land and derelict and vacant buildings;
Settlement Strategy OBJ 11	To promote the use of walking and cycling and reduce the reliance on the private car;
Settlement Strategy OBJ 12	To ensure the protection of flora, fauna, quality landscapes and the promotion of bio-diversity;
Settlement Strategy OBJ 13	To provide high quality public water supply and drainage systems;
Settlement Strategy OBJ 14	To promote waste prevention, reduction, re-use and recycling;
Settlement Strategy OBJ 15	To promote active community involvement through the provision of information, public consultation and joint partnerships.

### 3.2 Local Area Plans

An objective of the Trim Development Plan 2002-2008 was to prepare a number of Local Area Plans for specific areas within the Trim Development Plan area. These included (1) Blackfriary LAP1 pertaining to lands north of the Navan Road; (2) Effernock LAP pertaining to lands south of the Dublin Rd; and (3) Trim Town Centre Local Area Plan, 2004. To date two of these plans have been secured – Trim Town Centre LAP, adopted by Trim Town Council on the 26<sup>th</sup> Oct 2004, and by the County Council on 1<sup>st</sup> Nov 2004; and Effernock LAP, adopted in May 2003. The Blackfriary LAP remains outstanding.

As regards, the Effernock LAP it is proposed that these would remain in effect as adopted, unless otherwise amended in accordance with Section 18 (5), or other. It is also proposed to include the Blackfriary lands in the Development Plan, subject to a specific zoning objective and designated for the purposes of a Framework Plan as opposed to a LAP.

It is proposed to readopt the Trim Town Centre Local Area Plan as part of this plan. Central to the Trim Town Centre LAP is the Public Space Strategy and the specific objective to develop a new civic space to function as the major link, both visually and physically between the existing town at Emmett Street, and the Town Centre expansion area. This would necessitate the demolition of the AIB Bank and the Post Office onto Emmet Street and the redevelopment of possible medieval burgrave plots. Other Strategies included in the LAP relate to Traffic Management, Conservation, New Build, Vitality, Tourism, Environmental and Sustainability.

### Policy

In terms of the Settlement Strategy it is the policy of Meath County Council and Trim Town Council:

Settlement Strategy POL 3: To readopt the 'Trim Town Centre Local Area Plan', 2004, as part of the Trim Development Plan 2008-2014, and to realise the specific policies and objectives included therein, in relation to Public Space, Traffic Management, Conservation, New Build, Vitality, Tourism, Environmental and Sustainability, in so far as is practicable.

### 3.3 Framework Plans

The Planning Authority considers Framework Plans as an effective means of guiding new development and providing essential social and physical infrastructure in a phased and sustainable manner. The preparation of Framework Plans will assist in achieving quality developments in terms of, inter alia, urban design, structure, delivery of community/amenity facilities and permeability. Having regard to the preparation and approval of future Framework Plans the Planning Authority considers that for proposals with a resultant population less than 2,000 persons the approval of the Executive of the Planning Authority will be required. Framework Plans with a resultant population greater than 2,000 persons will be subject to a public consultation process and the approval of the Elected Members of the Planning Authority. The use of Framework Plans has not been confined to residentially zoned lands; Framework Plans have also been sought for lands intended for other land uses.

Each Framework Plan shall consist of a written statement and a plan or series of plans indicating the objectives in such detail, as may determined by the Planning Authority for the proper planning and sustainable development of the area to which it applies to include, inter alia, the following details:

- Proposals in relation to the overall design of the proposed development including maximum heights, external finishes of structures and the general appearance and design, including that of the public realm.
- The types and extent of any proposed development indicating how these uses integrate with surrounding development and land uses.
- Proposals in relation to transportation including public transportation and non motorised modes, vehicular roads layout and access arrangements, loading / unloading provision, the provision of parking spaces and traffic management.
- Proposals in relation to the provision of services in the area including the provision of waste and sewerage facilities and water, electricity and telecommunications services, oil and gas pipelines, including storage facilities for oil and gas.
- The element of residential development shall include proposals relating to the provision of amenities, facilities and services for the community including crèches and other childcare services, community and resource centres.
- The facilitation of public access to the proposed amenity areas located within the Plan boundaries and beyond.
- To make provision for sport and recreational infrastructure commensurate with the needs of the development as an integral element of their proposals.
- To make provision, where appropriate for educational facilities.

### Objectives

In terms of the Settlement Strategy, it is an objective of Meath County Council and Trim Town Council:

Settlement Strategy OBJ 16: To prepare Framework Plans for lands designated FP1, FP 2, FP 3, FP4, FP5 and FP 6 (as detailed below), in co-operation with relevant stakeholders, and to actively secure the implementation of these plans and the achievement of the specific objectives indicated below. Development of these lands shall only proceed on the basis of an agreed overall Framework Plan, the availability of water and waste water services and associated infrastructure including the phased provision of these services and the timely provision of the relevant sections of the Local Distributor Road network, where applicable.

**FP 1** relates to a large tract of land, north of the Navan Road, zoned for A1 and E3 use. This area extends to c.70ha in total and shall accommodate a range of uses, providing primarily residential and employment generating uses but shall also include ancillary uses, providing for inter alia the following:

- 1.) The reservation of a 4 acre / 1.62 hectare site for the provision of a primary school as part of an educational campus;
- 2) The reservation of a 12 acre / 4.9 hectare site for the provision of a secondary school as part of an educational campus;
- 3) The reservation of a 1 ½ acre / 0.6 hectare site for the provision of a medical centre;
- 4) The provision of a Community/Resource Centre;
- 5) The provision of childcare facilities;
- 6) The provision of local shopping facilities provided they are appropriate in scale and does not unduly interfere with the residential land use;
- 7) The provision of the distributor road linking the Navan Road to the Athboy Road (RT 2);
- 8) The provision of the distributor road linking the Navan Road to the Dublin Road including bridge over the Boyne (RT 1);
- 9) Provision of adequate public lighting and footpaths throughout the lands and to the south of the application site along the Navan Road;
- 10) Provision of pedestrian or other non vehicular linkages from the site to the Town Centre;
- 11) Provision of a large area of public open space;
- 12) High quality design, finish and layout;
- 13) A comprehensive Landscaping Plan;
- 14) Infrastructural requirements including access for vehicles, pedestrians, cyclists and people with disabilities, car parking and vehicle turning.

The development of these lands shall be on a phased basis. No residential development shall be provided on these lands prior to the delivery of the following:

- a) the section of the distributor road linking the Navan Road to the Athboy Road (RT 2)
- b) the primary school
- c) the secondary school
- d) area of public open space
- e) pedestrian linkages

399 no. units shall also form part of Phase 1. The Framework Plan shall identify the location of the units proposed within Phase 1. It shall be a requirement of the Planning Authority that all development proposals are in accordance with the provisions of the Framework Plan.

**FP 2** relates to a tract of land to the west of the proposed relief/distributor road (RT1) linking the Dublin Road to the Navan Road at Newtown. This area shall be for general development, providing primarily for executive style housing, community facilities, employment generating uses and public open space/amenity and shall also provide for inter alia the following:

- 1) Provision of the Local Distributor road linking the Dublin Road to the Navan Road,
- 2) The provision of a bridge over the Boyne;
- 2) The reservation of a 4 acre / 1.6 hectare site for the provision of a primary school as part of an educational campus;
- 3) Development (including the road bridge over the Boyne) of an appropriate scale, form and design which afford adequate protection to the Special Area of Conservation and the protected views;
- 5) A comprehensive Landscaping Plan

The development of these lands shall be on a phased basis. No residential development shall be provided on these lands prior to the delivery of the following:

- a) the section of the distributor road linking the Navan Road to the Dublin Road, including the bridge over the Boyne (RT 1)
- b) the primary school
- c) A large area of public open space/amenity

It shall be a requirement of the Planning Authority that all development proposals are in accordance with the provisions of the Framework Plan.

**FP 3** relates to a tract of land to the south east of the Development Plan boundary, south of the Dublin Road. The area is intended primarily for retail warehousing and shall be subject to the following:

- 1) A high standard of design, finish and layout;
- 2) A comprehensive landscaping plan;
- 3) Infrastructural requirements including access for vehicles, pedestrians, cyclists and people with disabilities, car parking and vehicle turning.

The development of these lands shall be on a phased basis. Applicants shall demonstrate that the any proposed developments do no adversely impact upon the viability and vitality of the existing commercial core.

**FP 4** relates to a tract of land to the west of the Summerhill Road formerly known locally as Potterton's Mart and sales yard. This area is to be designated for the purposes of a mix of commercial, community and residential uses, and shall provide for inter alia the following:

- 1) High quality design and layout;
- 2) Development of a scale appropriate at this location and fully integrated with the existing urban fabric;
- 3) The provision of a road to the south of the subject lands, (which separates the A2 zoned lands and the G1 lands);
- 4) Provision of a Distributor Road linking the Kinnegad Road to the Longwood Road (RT5).

The development of these lands shall be on a phased basis. No residential development shall be provided on these lands prior to the delivery of the following:

- a) the provision of the road to the south of the subject lands (which separates the A2 lands from the G1 lands)
- b) the provision of the Distributor Road linking the Kinnegad Road to the Longwood Road.

**FP 5** relates to a tract of land off the Dublin Road comprising of 32 acres/12.94 ha. This area shall be for general development, providing primarily for community facilities, public open space (i.e. areas of active and passive public open space) and enabling residential development and shall provide for inter alia the following:

- 1) The reservation of an 8 acre site for the purposes of an educational campus providing for 2 no. primary schools including a Gaelscoil;
- 2) A comprehensive landscaping scheme.

The development of these lands shall be on a phased basis. No residential development shall be provided on these lands prior to the delivery of the following:

- a) the educational campus;
- b) a large area of public open space/amenity.

**FP 6** relates to a tract of land off the Dublin Road at Scurlockstown zoned for E2 use. This area shall provide for an extension to the existing Business Park and shall be accessed off the existing entrance off the Dublin Road and shall provide for inter alia the following:

- a) High quality architectural design throughout the Business Park with particular emphases on structures addressing the Dublin Road.
- b) A comprehensive landscaping scheme
- c) Infrastructural requirements including access for vehicles, pedestrians, cyclists and people with disabilities, car parking and vehicle turning.

The Framework plans shall be drawn up and agreed in writing by the Planning Authority prior to the approval of any applications on these lands. They will facilitate the integration of individual applications with the overall development objective for each area. It shall be a requirement of the Planning Authority that all development proposals are in accordance with the provisions of the Framework Plan.

### 3.4 Land Use Zoning Objectives

This section of the Development Plan provides explanatory information with regard to the land use zoning objectives. This aim of the use zoning objectives is to control the types of land use permissible on land within Trim to allow the Councils to monitor and facilitate the development of the town in a planned, sustainable manner. The zoning of land for particular land uses is not a guarantee that the zoned land will be developed as envisaged. The Council's policy will be to encourage the use of the land, as far as practical and sustainable, according to the zoning designation contained in this document. However, where there is no commitment by the landowner to develop zoned land within the life of the Plan period, the Councils may consider rezoning such land to a non-development use when preparing the next Plan. Reference is made to the land use zoning objectives in the written statement and the accompanying maps. These land use zoning objectives are defined in Table 2 below.

**Table 2; Land Use Zoning Objectives**

Land Use Zone Objective	Use Zone Objective
A1	To protect and enhance the amenity of developed residential communities.
A2	To provide for new residential communities and community facilities and protect the amenities of existing residential areas in accordance with an approved framework plan.
A5	To provide for low density residential development of an individual dwelling design, having cognisance of the setting and visual qualities of the subject lands in accordance with an approved framework plan and subject to the provision of the necessary physical and social infrastructure.
B1	To protect and enhance the special physical and social character of existing town centre and to provide for new and improved town centre facilities and uses.
B2	To provide for major new town centre activities in accordance with approved local area plan/ framework plan and subject to the provision of necessary physical infrastructure.
B4	To provide for the development of a retail warehouse park in accordance with an approved framework plan and subject to the provision of necessary physical infrastructure.
C1	To provide for and facilitate mixed residential and business uses in existing mixed use central business areas.
D1	To provide for visitor and tourist accommodation
E1	To provide for industrial and related uses subject to the provision of necessary physical infrastructure.
E2	To provide for light industrial and industrial office type employment in a high quality campus environment subject to the provision of necessary physical infrastructure.
E3	To provide for small and medium sized industries of a local type nature to develop and for the displacement of non-compatible land uses in accordance with an approved framework plan.
F1	To provide for and improve open spaces for active and passive recreational amenities
G1	To provide for necessary community, recreational and educational facilities.



## Explanatory Notes

In **A1 zones**, the Planning Authority will be primarily concerned with the protection of the amenities of established residents. While infill or redevelopment proposals would be acceptable in principle, careful consideration would have to be given to protecting amenities such as privacy, daylight/sunlight, aspect and so on in new proposals.

The **A2 and A4 zones** are intended to be the main areas for new residential development. It is envisaged that in the interest of sustainability that the larger tracts of A2 and A4 zoned lands could accommodate ancillary uses such as employment generating uses, community facilities, education facilities and local shopping facilities, etc. provided they are appropriate in scale and do not unduly interfere with the predominant residential land use.

In **A5 zones** where lower densities are envisaged, it will be encouraged that given development proposals will be set in a framework plan context, developed by the applicant under the direction of the Planning Authority with special cognisance being afforded to the setting and visual qualities of the subject lands.

In **B1 and B2 zones**, it is intended to accommodate the majority of new commercial and retail uses. In particular, B2 zones have been identified to accommodate new retailing functions.

The objective of **B4 zones** is to provide for the development of retail warehouse parks.

**C1 zones** have been identified to encourage mixed use development and for this reason it will be a requirement to include at least 30% of a given site area for commercial (non retail) development.

**E1 zones** provides for industrial and related uses subject to the provision of necessary physical infrastructure. They allow the full range of industrial processes to take place within a well designed and attractive setting that provide employment opportunities. Non industrial uses are limited to prevent land use conflicts.

**E2 zones** provides for light industrial and industrial office type development in a high quality campus environment subject to the requirements of approved framework plans addressing issues such as built form and general overall layout, transportation, integration with surrounding uses and the range of uses to be accommodated and the provision of necessary physical infrastructure.

The main difference between the two land use objectives relates to the nature of the manufacturing process whereby light industrial is defined in the Planning & Development Regulations 2001, as amended, as

“the processes carried on or the plant or machinery installed are such as could be carried on or installed in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.”

It shall be the policy of the Councils to apply a more flexible approach to large scale office type development in excess of 200 sq. m. of gross floor area in significant areas (i.e. in excess of 3 hectares of land that is currently undeveloped) of E1 land use zoning objective under the following conditions:

- The preparation of a Framework Plan to ensure the provision of the necessary physical infrastructure, the appropriate density and design of layout and the interface between proposed uses and existing development;
- That all processes being operated in the vicinity of the site, similarly zoned E1, are classified as light industrial in nature, as defined in the Planning & Development Regulations 2001, as amended;

- That the site is located adjacent to a public transport corridor and is served by an adequate road network;
- That the application is accommodated by a viable mobility management plan which is to the satisfaction of the Planning Authority and provides for the achievement of acceptable modal shares for both public and private transport within an appropriate timeframe;

No office shall be permitted on E1 zoned lands where the primary use of the office (or service) are provided principally to visiting members of the public e.g. solicitors, health clinic, accountants, etc.

**The E3** zone provides for small and medium industries of a local type nature to develop and will facilitate the development of incubator/starter units and allow for the displacement of non compatible commercial land uses and industrial uses.

**F1 and G1** zones are self-explanatory and relate to community and amenity uses or designations. No residential development shall be permitted on lands that are subject of a deed of dedication or identified in a planning application as open space to ensure the availability of community and recreational facilities for the residents of the area.

### 3.5 Zoning Matrix

Uses other than the primary use for which an area is zoned may be permitted provided they are not in conflict with the primary use zoning objective. The Zoning Matrix illustrates the acceptability or unacceptability in principle of various uses for each of the zoning objectives. The land use zoning matrix is intended to provide guidance to potential developers. It is not intended to supplant the normal planning process. An indication that a proposal would be 'permitted in principle' from the matrix should in no way be taken to imply a granting of permission, or indeed that a planning application may be necessarily successful. Individual applications are a matter for the Planning Authority to decide and the final decision rests with them, taking into consideration the merits of individual cases and circumstances that may be relevant at a specific time or at a specific location. The matrix relates to land use only and important factors such as density, building height, design standards, traffic generation, etc., are also relevant in establishing whether or not a development proposal would be acceptable in a particular location.

#### **A = Will Normally be Acceptable**

A use which will normally be acceptable is one which the Planning Authority accepts in principle in the relevant zone. However, it is still subject to the normal planning process including policies and objectives outlined in the Plan.

#### **O = Are Open for Consideration**

A use which is open for consideration means that the use is generally acceptable except where indicated otherwise and where specific considerations associated with a given proposal (i.e. scale) would be unacceptable, or where the development would be contrary to the objective for a given area.

#### **X = Will Not Normally be Acceptable**

Development which is classified as not normally being acceptable in a particular zone is one which will not be entertained by the Planning Authority except in exceptional circumstances. This may be due to its perceived effect on existing and permitted uses, its incompatibility with the policies and objectives contained in this Plan or the fact that it may be inconsistent with the proper planning and sustainable development of the area.

The expansion of established and approved uses not conforming to use zone objectives will be considered on their merits.

Table 3; Zoning Matrix

Use Classes	A1	A2	A5	B1	B2	B4	C1	D1	E1	E2	E3	F1	G1
A.T.M. (In Commercial Premises)	A	A	X	A	A	A	A	A	X	X	O	X	X
Abattoir	X	X	X	X	X	X	X	X	O	X	X	X	X
Adverts	O	O	X	A	A	A	O	O	A	O	A	X	X
Outdoor Advertising Structures	X	X	X	O	O	O	O	X	A	O	X	O	X
Agri - Business	X	X	X	O	O	O	O	X	A	X	O	X	X
Amusement Arcade	X	X	X	O	O	X	X	X	X	X	X	X	X
B & B	A	A	A	A	A	X	A	A	X	X	X	X	X
Bank / Financial Institution	X	O	X	A	A	X	X	X	X	X	X	X	X
Betting Office	X	O	X	A	A	X	O	X	X	X	X	X	X
Bring Banks	A	A	A	A	A	A	A	O	A	O	A	O	O
Car Park (Commercial)	X	X	X	O	A	X	O	O	O	O	O	X	X
Caravan Park	X	X	X	X	X	X	X	A	X	X	X	O	X
Car Dismantler / Scrap Yard	X	X	X	X	X	X	X	X	O	X	O	X	X
Cash & Carry	X	X	X	O	A	X	O	X	A	X	O	X	X
Casual Trading	X	X	X	A	A	X	O	O	X	X	X	X	X
Cemetery	X	X	X	X	X	X	X	X	X	X	X	X	A
Church	X	O	O	A	A	X	A	A	X	X	X	O	A
Cinema	X	X	X	A	A	O	O	O	X	X	X	X	A
Community Facility / Centre	O	A	O	A	A	X	A	A	X	X	X	O	A
Conference Centre	X	O	X	O	A	X	O	A	X	X	X	X	X
C & D Waste Recycling Centre	X	X	X	X	X	X	X	X	O	X	X	X	X
Crèche / Childcare Facility	O	A	A	A	A	O	A	O	O	O	O	X	A
Cultural Facility / Use	O	O	O	A	A	X	A	A	X	X	X	O	A
Dance Hall / Night Club	X	X	X	A	A	X	O	X	X	X	X	X	X
Doctors / Dentists	O	O	O	A	A	X	A	X	X	X	X	X	O
Drive Through Restaurants	X	X	X	O	O	O	O	X	X	X	X	X	X
Education	O	O	O	A	A	X	A	X	X	X	X	X	A
Energy Installation	X	X	X	X	X	X	X	X	A	O	X	X	X
Enterprise Centre	X	O	X	O	O	X	O	X	A	A	A	X	X
Fuel Depot - Domestic	X	X	X	X	X	X	X	X	A	X	O	X	X
Fuel Depot - Petroleum Products	X	X	X	X	X	X	X	X	A	X	O	X	X
Funeral Home	X	O	X	A	A	X	O	X	X	X	X	X	A
Garden Centre	X	X	X	X	O	O	O	X	A	X	O	X	X
Guest House	O	A	O	A	A	X	A	A	X	X	X	X	X
Halting Site/Group Housing	O	A	O	X	X	X	O	X	X	X	X	X	O
Health Centre	O	O	O	A	A	X	A	X	X	X	X	X	A
Heavy Goods Vehicle Car Park	X	X	X	X	X	X	X	X	A	X	O	X	X
Home Based Economic Activities	O	O	O	O	O	X	O	O	X	X	X	X	X
Hospital	X	O	O	X	A	X	A	X	X	X	X	X	A
Hostel	X	O	O	A	A	X	A	A	X	X	X	X	X

Use Classes	A1	A2	A5	B1	B2	B4	C1	D1	E1	E2	E3	F1	G1
Hotel / Motel	X	O	X	A	A	X	A	A	X	X	X	X	X
Industry – General	X	X	X	X	X	X	X	X	A	O	A	X	X
Industry – Light	X	O	X	X	X	X	O	O	A	A	A	X	X
Leisure / Recreation	X	O	O	A	A	O	O	A	X	X	X	O	A
Library	X	A	O	A	A	X	A	A	X	X	X	X	A
Motor Sales / Repair	X	X	X	O	O	O	O	X	A	X	A	X	X
Offices <100m2	X	O	X	A	A	X	A	O	X	X	X	X	O
Offices 100 to 1000 m2	X	X	X	A	A	X	A	X	X	A	X	X	X
Offices >1000m2	X	X	X	A	A	X	A	X	O	A	X	X	X
Open Space	A	A	A	A	A	X	A	A	O	X	A	A	A
Park and Ride	X	X	X	X	O	X	O	X	A	A	A	X	X
Petrol Station	O	O	X	O	O	X	O	X	X	X	X	X	X
Plant & Tool Hire	X	X	X	X	O	X	O	X	A	X	O	X	X
Public House	X	O	X	A	A	X	A	O	X	X	X	X	X
Public Services	A	A	A	A	A	X	A	A	A	A	A	A	A
Civic & Amenity Recycling Facility	X	X	X	X	X	X	X	X	A	O	A	X	A
Refuse Transfer Station	X	X	X	X	X	X	X	X	A	X	X	X	X
Residential	A	A	A	O	O	X	A	X	X	X	X	X	X
Residential Institution	O	O	O	O	O	X	O	X	X	X	X	X	O
Restaurant / Café	X	X	X	A	A	O	A	O	O	O	O	X	O
Retail Warehouse	X	X	X	O	O	A	X	X	O	X	X	X	X
Retirement Home	O	A	O	X	X	X	O	X	X	X	X	X	A
Science & Technology Based Enterprise	X	X	X	O	O	X	O	X	O	A	O	X	X
Shop - Local **	O	A	X	A	A	X	A	O	O	O	O	X	X
Shop - Major	X	X	X	A	A	O	O	X	X	X	X	X	X
Shopping Centre	X	X	X	A	A	X	X	X	X	X	X	X	X
Sports Facilities	O	O	O	O	O	O	O	A	X	X	X	A	A
Take-Away	X	X	X	A	A	X	O	X	X	X	X	X	X
Telecommunication Structures	X	X	X	A	A	A	O	O	A	A	A	O	O
Third Level Educational Institution	X	X	X	X	X	X	O	X	X	O	X	X	A
Tourism Complex	X	X	X	A	A	X	A	A	X	X	X	A	A
Transport Depot	X	X	X	X	X	X	X	X	A	X	O	X	X
Veterinary Surgery	O *	O *	O *	A	A	X	O	X	X	X	X	X	X
Warehouse	X	X	X	X	X	X	X	X	A	O	A	X	X
Water Services ***	A	A	A	A	A	A	A	A	A	A	A	A	A
Wholesale Warehousing	X	X	X	O	O	O	O	X	A	X	O	X	X

\* Where this use would be ancillary to the use of the overall dwelling as a normal place of residence by the user of the office.

\*\* A local shop is defined as a convenience retail unit of not more than 200 square metres in gross floor area.

\*\*\* Refers to public utility installations.



### 3.6 Residential Development

The Planning Authorities have a statutory obligation to ensure that sufficient land is zoned for all types of housing to meet the towns projected housing requirements over the lifetime of the plan and to ensure that an undue shortage does not arise. In order to ensure a sustainable pattern of development, the expansion of Trim needs to address the various opportunities and constraints presented by: - the existing traditional settlement pattern, the natural environment, infrastructure and service provision, the projected population change for the settlement and its environs and recent house building performance. Regard must also be had to the role of the town within the local context and its status as a moderate growth town under the RPGs and NSS. As stated previously, the Settlement Strategy through the order of priority will ensure that only the quantum and scale of projected residential development will take place, to ensure that the Development Plan accords with the policy framework contained in the NSS, RPG's and CDP 2007-2013.

As per the policy direction prescribed in the Meath County Development Plan 2007-2013, it is imperative that the market town character of Trim is respected and maintained. The dominance of the medieval structures of Trim present difficulties in the assimilation of tall and bulky buildings into the landscape. Residential development in Trim should be aimed at the quality end of the market. Trim is not considered suitable for high density apartment developments which are considered out of character with the existing built form.

The main areas of existing housing is located:

- To the northwest of the town between the Boyne River and the Athboy Road (R154)
- In the northeast of the town, north of the Porch field, with access from the Navan Road (R161)
- In the south of the town, off Summerhill and New Haggard Roads.
- In the southeast of the town with access from the Dublin Road (R154)

The majority of recently completed developments are located on the south eastern side of the town.

The scale of the residential development is generally low; predominantly two storey semi detached and detached structures. However, the south eastern portion of the town which has experienced the most notable amount of new development since the adoption of the Trim Development Plan 2002, in particular the area within the current development boundary at Effernock has introduced more high scale developments and includes a mix of residential units, including apartments, duplexes and terraced housing.

### 3.7 Residential Land Bank

The population of Trim as a designated Moderate Growth Town is expected to lie between 5,000 persons and 15,000 persons. Moderate Growth towns are envisaged as having an interacting and supporting role with Navan. However, as is stated in the RPGs it is critical that Moderate Growth Towns develop in a self sufficient sustainable manner in the longer term and that continued basis for their growth is that they do not become dormitory towns for the Metropolitan Area. In these instances, residential development should only be permitted if sufficient progress is made in providing employment, retail, social and community facilities within the settlement. It is important to state that the population projection of Trim has not been produced in isolation, this projection must be compliant with the overall settlement strategy as outlined in the Meath County Development Plan, 2007-2013. In addition the Meath County Development Plan 2007-2013 requires that an order of priority for the phased release of residentially zoned land be prepared for Trim in accordance with the criteria outlined in the County Development Plan and in particular with Tables 5 and 6 of the Plan.

To assess whether sufficient lands are zoned to cater for projected population growth, the following factors are examined as detailed in Table 4 below:

- The existing population of Trim;
- The extant permissions which have not yet commenced;
- The developments presently under construction but are not yet completed;
- Remaining zoned undeveloped lands,

Urban Centre	Planning Permission Granted – No Construct. Started	Houses Under Construct.	Committed No. of Units	Projected Number of H'holds 2006 - 2009	Projected Number of H'holds 2010 - 2013	Total 2006 - 2013	No. of Units to Meet H'hold Targets	Remain. Undev. Resid. Zoned Land (Ha)	Density per hectare	Yield of Remaining Undev. Resid. Zoned Land
<b>LARGE GROWTH TOWNS</b>										
Navan	1,064	432	1,496	2,000	2,750	4,750	3,254	386	35	13,510
Drogheda Environs	1,111	227	1,338	1,100	2,400	3,500	2,162	56	35	1,963
<b>METROPOLITAN AREA – MODERATE GROWTH TOWNS</b>										
Dunboyne / Clonee / Pace	473	190	663	1,150	2,400	3,550	2,887	78	50	3,920
Kilcock	0	0	0	150	1,000	1,150	1,150	59	35	2,070
Maynooth	0	0	0	0	500	500	500	0	35	0
<b>HINTERLAND AREA – MODERATE GROWTH TOWNS</b>										
Ashbourne	1,701	545	2,246	1,700	900	2,600	354	11	35	389
D'shaughlin	77	268	345	600	400	1,000	655	86	25	2,145
Kells	237	224	461	600	360	960	499	56	25	1,402
Trim	936	459	1,395	1,000	1,500	2,500	1,105	88	25	2,199

**Table 4; Residential Land Bank**

As Table 4 above illustrates there remained 88ha (March 2006) of undeveloped land (as per zonings in Trim Development Plan 2002-2008) which could accommodate residential development in Trim. There has been a recent permission granted subsequent to the adoption of the County Development Plan to Shaston Contracting Ltd. (IT 60023) for a town centre development which also provides for 144 residential units. The number of committed units therefore is 1539 which are currently under construction or yet to be constructed. Notwithstanding that this application is located in the town centre, the site was a Greenfield site and as such, the total number of units to meet household targets is therefore reduced to 961. Taking an average household occupancy of 2.9 for that period, it is predicted that the population of Trim would be in the region of c. 11,500 people once all permitted developments in the town are constructed and occupied.

Excluding the zoned lands with extant planning permissions, the Planning Department estimate that c. 84.7 hectares of land zoned for residential development remains available in Trim. Applying a density of 25 dwellings per hectare as indicated in the County Development Plan, equates to 6,141 persons. Trim has therefore potential to accommodate in the region of c. 6,141 additional persons on existing available zoned lands.

It is evident that Trim could potentially grow to a population in the region of c.17, 600 persons by building on lands currently zoned. On this basis, the future population for Trim, as provided for under the Regional Planning Guidelines (15,000 people), can virtually be met without the need to zone additional land. Therefore there are sufficient lands zoned to cater for the anticipated

population growth of Trim for the development plan period of 2008-2014. Having regard to the extent of committed residential development and estimated household targets the Planning Authority will undertake detailed phasing and prioritisation of the release of the remaining residential zoned land bank in accordance with the Order of Priority detailed below.

### 3.8 Order of Priority for Phased Release of Residentially Zoned Land

Residential development over the development plan period will be required to be delivered in accordance with the Order of Priority for the phased release of residentially zoned Land as outlined on the Order of Priority Map. As mentioned in a previous section, the Meath County Development Plan 2007-2013 has provided a settlement strategy. The strategy sets out a household and population distribution framework for each settlement identified (Table 6). Table 6 of the County Development Plan provides details on the number of households permissible in each urban centre from the adoption of the County Development Plan over the period up to 2013. As mentioned above the committed units in Trim has been increased to 1539 thereby reducing the number of units required to meet household targets to 961. The Order of Priority in Trim is fully compliant with same. Development of existing town centre sites/infill development within Trim town and the provision of Local Authority Housing does not effect the overall numbers provided for in the Order of Priority.

Redevelopment of the existing town centre with emphasis on brownfield and edge of town centre sites and the area identified for town centre expansion to the rear of Emmet Street is the priority over the plan period. A sequential approach will be adopted to the release of residential lands, in harmony with the availability of social infrastructure (e.g. school places). This Development Plan also identifies an additional 13.7ha for residential use so as to ensure the delivery key physical and social infrastructure objectives. Phase one over the period 2008-2014 identifies the town centre expansion area to the west of Emmet Street, a portion of the Blackfriary lands (FP 1), lands between the Navan and Dublin Road (FP 2), and a portion of the A2/C1 lands (FP 4) as the principal areas for development over the plan period. All remaining phases will be developed post 2014. This development plan will also promote building on the successes of Oaktree and Scurlockstown Business Park to create a sustainable settlement and identifies further lands for employment generating uses.

**Table 5; Order of Priority for Phased Release of Residentially Zoned Land**

<b>Order of Priority</b>	<b>Phase One</b>	<b>2008-2014</b>	
<b>Location</b>			<b>No. of Units</b>
Town centre expansion B2 lands			100
Blackfriary lands (subject to framework Plan)			399
Lands between Navan and Dublin Road (subject to Framework Plan)			146
A2/C1 lands (subject to Framework Plan)			206
A2 lands (4.38ha) East of Distributor Road			110

The Councils will monitor the operation of the Order of Priority to ensure that the development of the town occurs in a planned, sustainable manner in accordance with its adopted settlement strategy. The Order of Priority will be subject to annual review.

Settlement Strategy OBJ 17	Residential Development over the plan period shall take place in accordance with the Order of Priority for the Phased Release of Residentially Zoned lands as outlined in Map 2. The Order of Priority shall be subject to continuous monitoring by the Planning Department and shall be reviewed annually.
----------------------------	---

### 3.9 Residential Development – Key Principles

Where people live has a major effect on their lives. Where you live should contribute rather than detract from the quality of how you live by being well planned, well designed and well managed. The key principle which directs the housing policies in this plan is the delivery of a high quality living environment in neighbourhoods with a range of housing types and sufficient community facilities to serve the needs of residents. Some of the residential development in Trim during the lifetime of previous Development Plans has been characterised by low density conventional housing in the absence of essential social and physical infrastructure. These developments are primarily concentrated in the town environs. This development has been characterised by the separation of residential use from employment, shopping, educational and recreational uses, with the resultant reliance on private transport and excessive consumption of agricultural land and urban sprawl. An essential element of the settlement strategy is the development of a compact town, which is characterised by the consolidation of existing, and the establishment of new neighbourhoods.

The settlement strategy proposed is designed to reinforce the town centre as a place for working, shopping, services and living. Implementation of the Trim Town Centre Local Area Plan, 2004 shall assist in the achievement of this. With the exception of the Blackfriary lands (FP 1), new development is directed primarily to undeveloped and brownfield areas in the town as opposed to greenfield sites at the edge of the town. The Blackfriary lands will provide essential infrastructural and community facilities.

The Councils will require the provision of neighbourhoods rather than traditional housing estates. The neighbourhood concept is based on the principle that people should be able to find many of the requirements for daily living within easy reach of their home. It ensures that new housing and service provision, in the form of schools, shops, community and recreation facilities, are mutually supportive and provide for sustainable and pleasant living environments. There will therefore be a strong emphasis on a mix of uses, house types, layouts that facilitate streetscape and open spaces that have natural supervision. The Councils will require estate designers to use innovative scheme designs which contribute to the aesthetic value of Trim.

Having regard to the heritage quality of Trim it is not considered suitable to accommodate high density apartment type development.

The successful design of a good quality sustainable housing protect depends on the balance struck between a range of factors as detailed below:

**Place:** Design that respects history, geology, and its natural landscape and encourages individual character of a development and a sense of belonging of development to a place. It discourages soulless, anonymous development.

**Public Space:** A recognition that the design of public areas including ‘Street Furniture’, signage, and lighting, is as important as the design of private spaces, and any design shall have cognisance of this.

**Permeability:** Urban design in which blocks of buildings are fully permeated by an interconnected street network. This allows for ease of access and a greater spread of traffic movement and effectively discourages inefficient movement and an oppressive sense of impenetrability.



**Hierarchy:** A clear and legible ordering system which recognises a hierarchy between different types of buildings or roads and their individual parts.

**Longevity:** Design that creates streets and buildings that will cope with a variety of uses during their lifetime.

**Scale:** Towns and buildings which, whatever their size, relate to human proportions. A relationship between people & their built environment is encouraged whilst a feeling of being overwhelmed and alienated is discouraged.

**Enclosure:** Design which establishes clear distinction between town and country, public and private space, thus encouraging appropriate activities within each where public areas are suitably supervised by design. This encourages safe environments and the full and appropriate use of available space whilst discouraging wasteland and degraded no-go areas.

**Decoration:** Design that encourages visual identity and interest, as well as fine craftsmanship and discourages functional anonymity.

**Community:** Meeting people's needs, desires and aspirations, and engendering civic pride. A proactive, holistic approach to planning is thereby encouraged whilst a reactive, piecemeal approach to planning and a compromised result is actively discouraged.

#### Policies

In terms of Residential Development, it is the policy of Meath County Council and Trim Town Council:

Residential POL 1	To promote the creation and maintenance of a satisfactory residential environment which meets the needs and as far as possible, the preferences of residents and fosters the development of community.
Residential POL 2	To provide for the integration of new housing into the natural and built environment in a manner that makes a positive contribution to the overall environment in the locality
Residential POL 3	To ensure that in the design of layouts in residential areas the needs of pedestrians and cyclists are provided for. Residential areas should be designed so as to provide for a hierarchy of spaces and places which provide a range of social functions and facilities and respect the amenities of residents.
Residential POL 4	To encourage re-use of existing buildings where appropriate.
Residential POL 5	To promote energy efficiency both during the construction phase and during the lifetime of the development by sensitive design and layout taking into account topography, orientation and surrounding features.

## Objectives

In terms of residential development, it is an objective of Meath County Council and Trim Town Council:

Residential SO 1	To develop brown-field sites before green-field land; to encourage compatible land uses to co-exist where appropriate, and to promote sustainable economic expansion.
Residential SO 2	To ensure a holistic approach is taken in the design and planning of new residential areas, which incorporates the provision of essential and appropriate facilities, amenities and services so that viable communities emerge and grow.
Residential SO 3	To achieve better and more appropriate mixes of dwelling size, type, tenure and accessibility in all new residential developments.

### 3.9.1 Design of Residential Areas

Places should be designed around people. Good design is central to creating more attractive living environments. Through good design sustainable development is delivered by more efficient use of land – a non-renewable resource, provision of a variety of housing choices and improved accessibility to local facilities and public transport. The fundamentals of good design are discussed in the Development Management Guidelines and Standards chapter of the Plan.

### 3.10 Energy Performance of Buildings Directive 2002/91/EC

The Building Energy Performance Directive was passed into Irish and European law on the 16<sup>th</sup> of December 2002 in order to reduce CO<sub>2</sub> emissions, of which half derives from energy use in buildings. The Building Energy Performance Directive 2002/91/EC is set to place unprecedented demands on the energy performance of virtually all buildings in Ireland. EU Directive 2002/91/EC, will lead to energy efficiency becoming an integral design concern for virtually every category of building, and is destined to convert a building's energy performance into a factor that significantly affects its value. This directive will apply to almost all buildings, residential and non-residential, both new and existing and must be implemented by member states no later than 4th January 2006. However, Member States have the option of an additional 3-year period to apply the provisions on energy performance certificates. European Communities (Energy Performance of Buildings) Regulations 2006 gives affect to certain provisions of the directive including a Building Energy Rating Certificate system for new dwellings commencing after 01/01/07, new buildings other than dwellings commencing on/after 01/07/08 and buildings of any class in existence at 01/01/09 offered for sale or letting after 01/01/09.

### 3.11 Housing Strategy

This Section addresses the Councils housing policy towards the achievement of the settlement strategy. The County Housing Strategy which was prepared as part of the Meath County Development Plan 2007-2013 is a statutory document prepared under Part V of the Planning & Development Acts, 2000 to 2007. The Trim Housing Strategy will be adopted by all Local Authorities within the County of Meath, and form part of their respective Development Plans. Therefore the Trim Development Plan incorporates the new Meath County Housing Strategy 2007-2013.

The housing strategy comprises three elements:

- To ensure that sufficient zoned and serviced land is available in designated development centres and other settlements within the County to accommodate the estimated housing requirements of such settlements during the life of the Development Plan;
- To further provide for social and affordable housing through Part V of the Planning & Development Act, 2000, as amended, and;
- To provide directly for social and affordable housing solutions through its own house building programme, assistance to other agencies and individuals, acquisitions of dwellings and other special programmes.

### **3.11.1 Progress to Date in Trim**

The Councils have an important role in the housing sector in assisting people to meet their housing needs, co-operation with housing associations etc and in the operation of Part V. The Councils have a statutory requirement to meet the needs of those requiring accommodation through its own social housing building programme. The programme of social housing undertaken by the Meath Local Authorities has constructed 745 units and acquired a further 18 units between 2001- 2005. An additional 109 units were provided during the same period by the Voluntary & Co-operative sector. A total of 43 no. of local authority housing units were constructed in Trim from 2001-2005 to present. A total of 45 affordable houses units have been constructed in Trim, 15 under Part V and 30 under the 1999 scheme since the adoption of the current Trim Development Plan 2002. An additional 8 dwelling units are proposed in 2007 and a total 32 units are proposed in 2008. 65 applications for affordable housing have indicated Trim as a first choice preference for affordable housing.

### **3.11.2 Housing Requirements and Supply**

The County Housing Strategy establishes the level of housing need which exists at the commencement of the strategy period and that which is likely to arise during the life of the Strategy. Trim's Housing need over the period 2008 to 2014 will arise from:

- Increase in the number of households;
- Obsolescence of the existing stock (including existing habitable dwellings that become second homes);
- Additional vacancies required to facilitate movement of persons within the stock of housing.

Of these, the first is the most significant in Meath, where the number of households is rising rapidly though the demand for second, holiday and investment homes not used as a principal residence. In terms of Trim, the Strategy, based on the Statutory Housing Need Assessment by Type, 2005, outlines that an additional 14 social housing units are required over the period of the Strategy in the Trim Town Council Area. Meath County council owns a 4 acre site at Manorlands. Development of these lands will assist in catering for the social housing demands in Trim over the plan period in conjunction with Part V.

### **3.11.3 Social & Affordable Housing Requirements**

The Meath Local Authorities Action Plan for Social & Affordable Housing covers the period 2004 – 2008 (currently under review). The challenge is to ensure the delivery of this programme and achievement of the maximum amount of social and affordable housing, thereby providing a quicker and more affordable access to housing for people of limited means. The Council is committed to promoting and facilitating the use of the full range of social housing options, as set out in the following sections.

#### **3.11.4 Special Needs Accommodation**

This includes the needs of the elderly, the physically disabled and persons with learning disabilities. Purpose built dwellings will continue to be provided for these persons in accordance with need, either as part of the Local Authority Housing Programme or through the voluntary and cooperative sector. This objective will also be pursued in respect of private house developments.

#### **3.11.5 Homeless Persons**

The 2005 Housing Need Assessment identified 14 persons in need of housing in County Meath. These figures are based on the homeless that have presented themselves to the Council. The true figure is higher, but unknown. The Local Authority proposes to provide hostel accommodation for 15 people together with 15 units of long term supported accommodation during the course of the current Social & Affordable Housing Action Plan 2004- 2008. This project is a joint venture with a Voluntary Housing Association.

#### **3.11.6 Traveller Accommodation**

Meath County Council adopted the Traveller Accommodation Programme 2005 – 2008 in February 2005. Meath County Council plans to operate a comprehensive accommodation programme for travellers involving a range of integrated measures to meet their accommodation needs and includes direct provision of standard local authority housing, Traveller specific accommodation, such as Group Housing, refurbishment of the permanent Caravan Parks as required, loans for replacement of mobile homes, and overnight camping laybys. There is one no. halting site in Trim, St. Martins. A regeneration scheme is currently being prepared for same which will include the introduction of small houses in replace of bays.

#### **3.11.7 Part V of the Planning & Development Acts 2000-2007**

Section 96 of the Planning and Development Acts 2000-2007 provides that the objectives of the Housing Strategy in relation to social and affordable housing shall be implemented by means of conditions attached to planning permissions for residential development. All residential developments in excess of 4 housing units or any site for residential development in excess of 0.1 hectares is to be subject to the provision of “Social/Affordable” housing at a maximum requirement of 20%. Calculations must be applied across the County. In determining how this figure should be distributed throughout the County, regard must be had to those areas where there are also larger concentrations of existing Social Housing or a greater potential for the development of such housing on lands in the ownership of the Local Authority & Voluntary sector. Navan accounts for 31.53% of 1st preferences of those included on the Assessment of Needs. The next most popular area as assessed by 1st preferences is Kells (8.5%), followed by Trim (7.5%).

It is considered necessary to implement a sliding scale in the County of the ratio of social to affordable housing from the overall 20% reservation based on the level of existing and projected demand over the plan period. A ratio of 5% social and 15% affordable shall apply in Trim. The application of this ratio and the need to review the maximum 20% reservation for social and affordable housing shall be reevaluated on an annual basis following the adoption of the County Development Plan.



### 3.11.8 Methods of Providing Affordable/Social Housing

The requirement under Part V of the Planning and Development Acts 2000 to 2007, as amended, for Social / Affordable housing in developments may be met by the following methods or by a combination thereof:

- a) The transfer of a portion of the site which is the subject of the planning application to the Council which will enable the Council to provide the appropriate number of units thereon in satisfaction of the requirements of the Strategy;
- b) The direct provision of the required number of housing units on completion as determined in accordance with the Strategy, integrated as part of the overall development of a site;
- c) The disposal of a number of fully or partially serviced sites within the site to the Council which will enable the Council to provide the appropriate number of units thereon in satisfaction of the requirements of the Strategy;
- d) The transfer to the Planning Authority of the ownership of any other land within the functional area of the Planning Authority in satisfaction of the requirements of the Strategy;
- e) The building and transfer, on completion, to the ownership of the Planning Authority of houses on land within the functional area of the Planning Authority (as outlined in d) above) in satisfaction of the requirements of the Strategy;
- f) The transfer of a number of fully or partially serviced sites, to the ownership of the Planning Authority on land within the functional area of the Planning Authority (as outlined in d) above) in satisfaction of the requirements of the Strategy;
- g) A payment of such an amount as specified in the agreement to the Planning Authority;
- h) A combination of a transfer of land referred to in paragraph a) and the doing of one or outlined in d) above) in satisfaction of the requirements of the Strategy, and;
- i) A combination of the doing of 2 or more of the options referred to in paragraphs b) to g).

The Councils will in reaching agreements under Section 96 of the Planning and Development Acts, 2000-2007, as amended, have due regard to the Housing Strategy and the Development Plan objectives. In Trim options a) – d) provided under the Planning & Development Acts 2000-2007 are the preferred option of the Planning Authority in satisfying the social housing requirements of this Housing Strategy. Where the transfer of land, serviced or partially serviced sites or of completed houses at a location other than where the scheme which is being developed, the preferred option of the Local Authority would be within the Electoral Area of the development which is subject to the requirements of Part V. Where binding arrangements have already been entered into in relation to particular sites for the provision of Social/Affordable housing prior to the adoption of this Strategy, these arrangements shall be acknowledged as being in full satisfaction of requirements for those sites under the Strategy.

The Councils will operate Part V of the legislation in a way that encourages and facilitates a level of supply, which will meet the demands of all sectors of the market. It would frustrate the objectives of the Housing Strategy if its implementation were to result in any undue slow-down, interruption of housing supply, or disruption of the housing market. In so far as it is known at the time of the agreement, the Council will indicate to the developer its intentions in relation to the provision of social/affordable housing, including a description of the proposed houses, on the land or sites to be transferred, where such lands form part or parts of the lands which are subject to the application for permission as is, or are specified by the agreement as being parts required to be reserved for the provision of housing.

The Councils, in making such agreements, will have regard to:

- The Development Plan and any relevant Local Area Plan;
- The need to ensure the overall coherence of the development to which the planning application relates;
- The views of the developer in relation to the impact of the agreement on the proposed development, and
- The need for social integration.

The Council's Planning & Housing Sections will encourage housing developers to whom the 20% quota will apply to discuss the likely terms of the Part V agreements as part of pre planning consultations. Both the Councils and the developer shall thus have a common understanding of the nature of the likely agreement before a decision to grant planning permission is made. It will be the Council's objective to finalize the agreement within two months at the latest following the grant of permission, in order to avoid delaying the start of Housing Development. All social housing provided under Part V of the Planning & Development Acts 2000-2007 in accordance with this strategy shall be allocated to persons on the Waiting List for that allocation area in accordance with the Council's Scheme of Letting Priorities. All Affordable housing provided under Part V in accordance with the terms of this Housing Strategy shall be allocated in accordance with a Scheme of Priorities for affordable housing as adopted by the Council.

### **3.11.9 Housing Provision for the Elderly**

The main emphasis in the Council's housing policy for the elderly is to enable elderly people to choose between adapting their homes for the increasing disabilities of old age or to move to accommodation more suited to their needs. The Council will examine the possibility of introducing a scheme that would facilitate elderly people transferring their homes to the Council in exchange for more suitable accommodation. Key housing issues that should be taken into consideration in the provision of housing for older persons are:

- Location – accessible to local retail facilities and public transport, and not be located on steep gradients.
- Accessible design – should meet the requirements of both the disabled elderly and the non-disabled elderly i.e. single storey and double storey housing appropriate on a case by-case basis.

Part M of the Building Regulations, 1997-2006 provides mandatory instructions that all new housing (private, affordable and social) greater than 45 m<sup>2</sup> must be designed to enable adaptable/lifelong housing at a later date if necessary. The ground floor of all homes must contain a bathroom and be designed such that it is adaptable to accommodate a person with a physical disability. Such measures will result in older persons being able to adapt their home if required and avoid the disruption of a move.

### **3.11.10 The Housing Needs of People with Disabilities**

Social and affordable housing, for people with disabilities, is required with respect to appropriate crisis units, sheltered and supported housing, and independent living options. A range of housing options are required to facilitate this category of need. Such housing should not be segregated from the general population; rather it should be integrated within housing estates and between estates and in towns and villages. Where possible, such housing should meet the following requirements:

- Location – be accessible to public transport;
- Access – pedestrian safety and ease of access should be catered for by ensuring that pavements are dished and best access practice is adhered to;
- Accessible design – should suit the requirements of individual tenants and therefore requires direct and on-going consultation with the prospective tenant (with respect to size, design and accessories).

With regards to private housing, at present, the Council has a Disabled Persons Grant in place to assist private homeowners and enable any necessary/reasonable adaptations to a house to accommodate the specific needs and requirements of people with disabilities.

## Policies

In terms of the Housing Strategy, it is the policy of Meath County Council and Trim Town Council :

Housing Strategy POL 1 To aim to achieve a mix of housing types and sizes in the consideration of individual planning applications for residential development and in development of the Councils own housing stock.

Housing Strategy POL 2 To encourage the development of mixed and balanced communities to avoid areas of social exclusion.

Housing Strategy POL 3 To have regard to the “Social Housing Design Guidelines” (DoEHLG 1999).

Housing Strategy POL 4 To integrate new social housing into the existing social and urban fabric of Trim.

Housing Strategy POL 5 To recognise the need for people with special needs to enjoy a decent living environment and to support local communities, health authorities and other agencies involved in the provision of facilities to people with special needs.

Housing Strategy POL 6 To support the voluntary sector in the development of housing for people with special needs.

Housing Strategy POL 7 To support the concept of independent living for older people and people with disabilities and ensure where possible that housing for such groups is integrated with mainstream housing in their existing communities.

Housing Strategy POL 8 To encourage the provision of adequate small, self contained living units within a complex of facilities for persons with special needs to maintain privacy and independence whilst having the protection of a more sheltered environment.

Housing Strategy POL 9 To support proposals for day centres for people with special needs within, or close to, town, village and neighbourhood centres, subject to normal planning requirements;

Housing Strategy POL 10 To permit the suitable extension of an existing dwelling to accommodate the elderly or people with a disability in the family home, subject to normal planning requirements;

**Policies**

In terms of Social and Affordable Housing it is the policy of Meath County Council and Trim Town Council:

Housing Strategy POL 11 To require that 20% of land zoned for residential development or for a mix of residential and other uses, shall be made available for the provision of social and affordable housing. This figure may be modified in line with any revision to the Housing Strategy carried out during the period of the County Development Plan. A ratio of 5% social and 15% affordable shall apply in Trim.

Housing Strategy POL 12 To require that developers comply with Part V of the Planning and Development Act 2000, as amended. Options a) -d) provided under the Planning & Development Act, 2000 as amended shall be used in satisfying the social housing requirements of this Housing Strategy. Where the transfer of land, serviced or partially serviced sites or of completed houses at a location other than where the scheme which is being developed, the location of same must be within the Electoral Area of the development which is subject to the requirements of Part V.

**Objectives**

In terms of Social and Affordable Housing, it is an objective of Meath County Council and Trim Town Council:

Housing Strategy OBJ 1 To continue to implement the “Meath Local Authorities Action Plan Social & Affordable Housing 2004 - 2008” and any subsequent Action Plan adopted during the life of this Development Plan.

Housing Strategy OBJ 2 To incorporate the County Housing Strategy annually and, if required, to review the reservation policy outlined in this Strategy inclusive of the breakdown of social and affordable housing units.

Housing Strategy OBJ 3 The social housing provision figures contained in the Development Plan shall be amended following the adoption of subsequent Meath Local Authorities Action Plan for Social & Affordable Housing.