

Chapter 2 : Settlement Strategy

2 SETTLEMENT STRATEGY

2.1.1 Context

While Development Plans are the fundamental planning document for the county, the Planning and Development Acts 2000 - 2002 placed their formulation within a national and regional spatial framework. The NSS and the *Regional Planning Guidelines for the Greater Dublin Area* are the two primary strategies, which the review of the County Development Plan must have regard to.

2.1.2 National Spatial Strategy 2002

The National Spatial Strategy (NSS) sets out a 20 year planning framework designed to achieve a better balance of social, economic and physical development and population growth in Ireland.

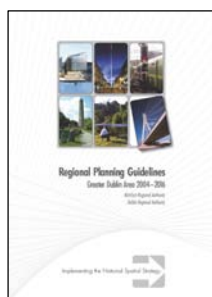
The aim of the NSS is to improve the quality of life of all citizens, bringing jobs closer to where people live, improving our environment and building a strong sustainable economic future for ourselves and our children.



The NSS provides guidance for future development by identifying a hierarchy of settlements to accommodate future growth, in order to achieve balanced regional development.

The NSS spatial policy for the Greater Dublin Area provides that the capital's vital national role is secured in terms of improved mobility, quality urban design, social mix, international and regional connections. Whilst Dublin will continue to grow in population and output terms, it is not desirable for the city to continue to spread physically into the surrounding counties. The Strategy requires the maintenance of the distinction between the city and town components within the Greater Dublin Area, primarily directing development to the Metropolitan Area and Primary Growth Centres in the Hinterland Area, and to a lesser extent in the smaller development centres. The NSS recognises that it will be necessary to accommodate local growth in those parts of the Hinterland Area outside of the proposed "Development Centres". However, development outside of the designated centres should be strictly limited to local need. The spread of development intended primarily to serve the Metropolitan Area and generating significant levels of commuting is neither environmentally sustainable nor economic and should be restricted using demand management techniques. The NSS broadly encompassed the strategy for the GDA as provided in the Strategic Planning Guidelines (1999).

2.1.3 Regional Planning Guidelines for the Greater Dublin Area 2004 – 2016 (RPGs)



To give effect to the NSS, Regional Planning Guidelines have been published for the eight regions in the country. The Dublin Regional Authority (Dublin City Council, Dun Laoghaire – Rathdown County Council, Fingal County Council and South Dublin County Council) and the Mid-East Regional Authority (Meath County Council, Kildare County Council and Wicklow County Council) have jointly made the *Regional Planning Guidelines for the Greater Dublin Area 2004 - 2016*, published on 8th July 2004. The RPGs build on the experience of the previous *Strategic Planning Guidelines for the Greater Dublin Area* (1999) and charts a course for the physical, economic and social development of the region up to 2016. The Guidelines define and inform planning policy to be pursued by Meath County Council in each subsequent statutory Development Plan that they prepare and will also inform Government Departments and State Bodies on the future allocation of public resources.

The key elements of the Guidelines include;

- The Dublin and Mid-East Regions will continue to be attractive, vibrant locations for industry, commerce, recreation and tourism and be a major focus for economic growth within the country;
- Development throughout the Greater Dublin Area will be increasingly related to a significantly enhanced public transport system;
- Development within the Metropolitan Area will be consolidated, allowing for the accommodation of a greater population than at present, with a much-enhanced public transport system. This will require some increase in overall development densities as well as measures to ensure priority for public transport. In time, this will lead to a more compact urban form, relative to the size of the population, and will reduce the growth in overall demand for travel;
- The growth of the Metropolitan Area will be balanced by the concentration of development into a number of designated major centres in the Hinterland Area located on strategic transportation corridors. These towns (or adjacent sets of towns) will each have a high level of employment activity, high order shopping and a full range of social facilities. These towns will, in time, become communities in which residential and employment functions will be balanced and which will be the principal service centres for the Hinterland area.
- In the short to medium term, commuting from the development centres in the Hinterland Area into the Metropolitan area will continue and the strategy is to accommodate as much of this commuting as possible on public transport. The longer-term objective will be to create towns, as self-sufficient as possible, with only limited commuting to the Metropolitan Area. The basis for the growth of the “development centres” is that they do not become primarily dormitory towns for the Metropolitan Area. It may be desirable to constantly monitor their development and seek to co-ordinate the release of residentially zoned land to broadly reflect the establishment of employment in the centres. Nevertheless, the towns will require to be well linked to Dublin by good road and rail infrastructure.
- The major centres in the Hinterland Area will be separated from each other and from the Metropolitan Area by extensive areas of “*Strategic Green Belt*” land devoted to agricultural and similar uses and within which development will be limited to meeting local needs but not needs arising from commuting.
- The form of development proposed, concentrated into urban centres, will reduce pressure on the countryside and provide a clearer distinction between urban and rural areas. It will also reduce the need to travel, and hence reduce overall growth in the demand for transport, by providing employment alternatives to the Metropolitan Area.
- The facilitation of transport modes alternative to the private car, including a greatly enhanced ‘mesh’ of public transport in the Metropolitan Area and good public transport links between the development centres in the Hinterland Area and the Metropolitan area thus reducing commuting by car and integrating those centres better into the overall economy of the Greater Dublin Area.

To adhere to the National and Regional Strategic Planning Guidance, the new County Development Plan must

- Set a strategic population / housing unit horizon for the plan period 2007 – 2013 and beyond that is consistent with the NSS and RPG’s for the GDA;
- Demonstrate how the overall outlook of Meath County Council in relation to its settlement and transportation strategy has been derived from the NSS and RPG’s for the GDA;
- Include a short statement outlining high level aims for Navan (and Drogheda) as primary development centres and for Ashbourne, Dunboyne / Clonee, Kells and Trim as recognised moderate growth towns as well as aims for the other towns and villages and rural areas to support the NSS and RPG’s for the GDA;

- Illustrate the overall strategic approach with maps and diagrams, for example by reproducing the key strategic maps from the RPG's for the GDA;

2.1.4 County Meath Broad Settlement Structure

The 2001 Meath County Development Plan contains a broad settlement structure in Section 2.6.6 of Volume I. This settlement structure took account of the sustainable development objectives for the County coupled with the recommendations of the Strategic Planning Guidelines and the service availability scenarios prevalent at the time. The settlement structure also contained target populations for certain urban areas. This settlement structure formed the basis for the individual town and village plans contained in Volume II.

Since the adoption of the 2001 County Development Plan, the NSS and RPG's have proposed a settlement hierarchy for the Greater Dublin Area. Building on the existing County Development Plan, the NSS and the RPG's for the GDA, the following is put forward as the proposed County Meath Settlement Structure in this Draft Development Plan. This is shown on Map 2.1.

METROPOLITAN AREA	
Moderate Growth Towns	Dunboyne / Clonee, Kilcock
HINTERLAND AREA	
Large Growth Towns	Navan, Drogheda (Environs)
Moderate Growth Towns	Ashbourne, Trim, Kells
Small Growth Towns	Duleek, Ratoath, Dunshaughlin, Athboy, Stamullen, Laytown - Bettystown - Mornington East, Oldcastle & Enfield
Key Villages	Slane, Ballivor, Longwood, Summerhill, Nobber
Villages	Donacarney, Mornington, Gormonston, Julianstown, Kentstown, Kildalkey, Clonard, Kilmessan, Rathcairn, Baile Ghib, Rathmolyon, Carlanstown, Crossakiel, Drumconrath, Kilmainhamwood, Moynalty, Kilbride (Dunshaughlin Electoral Area), Donore
Graigs (Rural Clusters)	See Appendix II.

Table 2: County Meath Settlement Strategy

Large Growth Towns I & II (Primary Development Centres).

Navan and Drogheda (the southern environs, of which are located within Co. Meath.)

These centres are most likely to attract a concentration of major employment generating investment and should have the greatest accessibility / connectivity. In respect of Navan, it shall form part of the Primary Dynamic Cluster in association with Kells & Trim. The Large Growth Towns (namely Drogheda and Navan) will have excellent transport linkages including a high quality rail linkage. The basis for such growth is that they do not become dormitory towns for the Metropolitan Area. In these instances, residential development would only be permitted if sufficient progress is made in providing employment, retail, social and community facilities within the settlement. These centres will become, in the longer term, self sustaining, with a population, including its catchment, capable of supporting facilities such as a high quality second level education service, a hospital of sufficient size to provide non specialised medical care, retail warehousing and a comparison retail centre. The population horizon of Large Growth Towns is up to 40,000 people. These centres must grow in a manner which is self sustaining and does not threaten the role of other settlements and regions.

Moderate Growth Towns (County Towns and Towns with over 5,000 population).

Ashbourne, Kells, Trim, Dunboyne / Clonee and Kilcock.

These centres are envisaged as having an interacting and supporting role to their adjacent Large Town. These interactions most notably include the Primary Dynamic Cluster of Trim and Kells with Navan, of Dunboyne – Clonee in the context of the Metropolitan Area, Ashbourne, Dunshaughlin and Ratoath whilst Kilcock is included in the Metropolitan Primary Dynamic Cluster along with Maynooth, Leixlip and Celbridge in Co. Kildare. Kilcock is considered to be more closely associated with the M4 Economic Development Corridor which also includes Enfield. In the absence of the provision of public transport links to the Metropolitan Area and other development centres being provided and upgraded in line with the recommendations of the DTO's Platform for Change, expansion targets should be modest. The development of the Clonsilla rail line extension to Dunboyne and Pace Interchange will allow a greater proportion of the projected population increase to be apportioned to Dunboyne subject to the provision of the necessary water services infrastructure.

It is critical that Moderate Growth Towns would 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 would only be permitted if sufficient progress is made in providing employment, retail, social and community facilities within the settlement.

Small Growth Towns (Towns 1,500 - 5,000 Population).

Duleek, Ratoath, Dunshaughlin, Athboy, Stamullen, Laytown - Bettystown, Mornington, Oldcastle & Enfield.

The *RPG's* indicate that Planning Authorities in the preparation of Development Plans should designate such towns it considers appropriate, having regard to their strategic function, and consideration in respect of the population forecasts for the Greater Dublin Area. The urban centres in this tier act as sub regional centres providing primarily residential roles with a strong commercial and industrial presence. The development of each Small Growth Town is supported by the growth of an adjacent Moderate or Large Growth Town, in terms of large scale employment uses.

Relatively small and locally financed businesses are expected to locate in Small Growth Towns. However, other economic investment could be permitted. Retail is likely to be mainly in the

convenience category, with a small supermarket and possibly local centres serving only the town and its local catchment area. Small Growth Towns would likely contain facilities such as a primary and / or secondary school, as well as a Health Clinic.

It is envisaged that major employment-generated investment companies will seek to locate in Large Growth or possibly Moderate Growth Towns, and not necessarily in these locations.

Having regard to Dunshaughlin's strategic location, determination of a programme for delivery of future strategic infrastructural improvements and significant increases in local employment generating activities, Meath County Council shall make the argument to the Regional Planning Authorities to designate Dunshaughlin as a Moderate Growth Town in the Regional Planning Guidelines for the Greater Dublin Area. Subject to such designation, the Settlement Strategy in the County Development Plan shall be varied allowing for the designation of Dunshaughlin as a Moderate Growth Town, and associated necessary review of the Dunshaughlin Local Area Plan shall occur.

Key Villages (Villages 1,000 Population)

Slane, Ballivor, Longwood, Summerhill, Nobber.

It is envisaged that the future development strategy of Key Villages is to concentrate population, services and jobs in strategic village locations, which have relatively good access from nearby towns. The concentration of population will strengthen the viability of services, such as public transport, secondary and / or national schools, retails and the facilitation and expansion of small rural enterprise.

Villages

Donacorney, Mornington East, Mornington, Gormonston, Julianstown, Kentstown, Kildalkey, Clonard, Kilmessan, Rathcairn, Baile Ghib, Rathmolyon, Carlanstown, Crossakiel, Drumconrath, Kilmainhamwood, Moynalty, Kilbride (Dunshaughlin Electoral Area) and Donore.

All of the above settlements are intended to act as nodes for distinctive quality driven residential development and essential local commercial and community services. It is envisaged that the future growth of these villages should be curtailed or safeguarded so that they do not act as catalysts to facilitate continuing expansion of the outer suburbs of Dublin City in particular, or other Large or Moderate Towns. The villages located close to the Metropolitan Area or other Large or Moderate Growth Towns and close to significant public roads are particularly under pressure in this regard. Such villages are largely a reflection of their existing status and the nature of their development to date, witnessing the emergence as dormitory villages.

Graigs

The County Development Plan contains a further settlement tier not readily identifiable in the RPG's. Graigs or rural clusters are intended to relieve rural development pressures whilst strengthening the rural development cluster with its social and community infrastructure. The scale and fabric of these centres must however be respected in new development proposals.

Taking the Regional Planning Guidelines for the Greater Dublin Area into account

The preparation of this Draft Development Plan has had regard to the document “*Implementing Regional Planning Guidelines – Best Practice Guidance*”, produced by the Spatial Policy Unit of the Department of the Environment, Heritage and Local Government in February 2005. The RPG's have been a primary input into the background research process and initial setting out of issues.

In setting out detailed objectives, Meath County Council has strived for maximum consistency between the objectives and policies of the RPG's and those of the new County Development

Plan. This has involved a systematic examination of the 2001 County Development Plan in order to maximise alignment between the new plan and the RPG's in matters such as forecasts and targets for population and housing, settlement strategy, infrastructure priorities and inter regional planning policy.

This has included, inter alia, consideration of the following:

- The responsiveness of the settlement structure in the development plan to the strategic aims of the RPG's including land use and transportation issues;
- The degree to which the housing strategy fits with the RPG's and the nature of any modifications required;
- The extent to which the provision of development land is in line with the guidelines;
- The allocation of the majority share of the forecast population growth for the county primarily to Navan but also to Ashbourne, Trim, Kells, Dunboyne - Clonee with additional significant population also directed to the environs of Drogheda and Kilcock located in Co. Meath;
- Restraint in relation to the further expansion of the south east Meath towns of Dunshaughlin, Ratoath, Summerhill, Longwood and Enfield and the coastal strip of the County, which are primarily expanding in a dormitory nature;
- Protection of the countryside, and
- The extent to which the strategic infrastructure priorities in the development plan reflect those of the RPG's with a particular emphasis on public transport.

2.1.5 Population Growth in Co. Meath

The population of County Meath in 1996 was recorded at 109,732 persons. The population of the County increased by 24,273 persons in the next 6 years up to the last Census of Population in 2002. This roughly equates to the current population of Navan moving into the County over a 6 year period or the current population of Kells moving into the County on a yearly basis. The population increase of 22.1% between the last inter censal period was the highest experienced by any County over the same period. The overall population increase in the State over the same period was 8.0%. The population of County Meath in 2002 was similar to that which lived in the county in 1851. The population growth was accounted for by natural increase 6,402 persons (26.4%) and estimated net migration 17,802 (73.6%).

At the time of writing, the Census of Population for 2006 had just been carried out and it will be summer of 2007 before detailed population statistics for Co. Meath will be published. The Planning Department estimate that the current population of the County is 155,134 persons and that the number of households has increased to 53,094 (See Housing Strategy in Chapter 5 for details).

Table 3 indicates that the population increase experienced by the urban centres in the three top tiers of the Settlement Hierarchy, namely Large Growth Towns, Moderate Growth Towns and Small Growth Towns, above accounted for 88.6% of the overall population increase experienced by County Meath between 1996 - 2002.

The rate of increase and the scale of population growth relative to the population in 1996 was most dramatic in Ratoath (258%), Longwood (158%), Ballivor (107%), Enfield (89%), Stamullen (82%), Dunboyne (80%), Navan (52%) and Laytown – Bettystown (52%).

Urban Centre	1996 Population	2002 Population	Change 1996 - 2002
Navan	12,810	19,417	6,607
Drogheda Environs	786	2,133	1,347
Ashbourne	4,999	6,362	1,363
Dunboyne / Clonee	3,080	5,536	2,456
Kells	3,542	4,421	879
Kilcock Environs	-	-	
Trim	4,405	5,894	1,489
Athboy	1,172	1,538	366
Laytown-Bettystown-Mornington	3,678	5,597	1,919
Duleek	1,731	2,173	442
Dunshaughlin	2,139	3,063	924
Enfield	566	1,072	506
Oldcastle	826	937	111
Ratoath	1,061	3,794	2,733
Stamullen	427	779	352
Total			21,494

Table 3 : Population Increase in Urban Centres 1996 – 2002

2.1.6 Regional Planning Guidelines for the Greater Dublin Area

The *RPGs* have projected a population in County Meath by 2010 of 151,029 persons, an increase of 17,024 persons from 2002. This equates to an increase in population of 12.7% and would represent a dramatic slow down in the rate of population experienced in Co. Meath over the past 10 years.

The *RPGs* provides household projections and allocations for each of the constituent Local Authorities within the GDA for the 8 year period (2003 – 2010). A total of 15,237 additional households are allocated to County Meath for this period. The allocation of this total is not broken down on a sub-county basis. This is the function of the County Development Plan and in particular, the Housing Strategy contained therein. The *RPGs* indicate that Local Authorities will need to zone land for housing in excess of that strictly needed to cater for their allocated number of housing units. This ‘headroom’ is required to ensure that an adequate supply of land becomes available for housing and that the market provides a locational choice to both consumers and the house building sector. The accepted standard with regard to headroom is 50%, which indicates that a Development Plan must ensure a 9 year supply of residentially zoned land.

2.1.7 Commentary on Conflict between the *RPGs* and the Rate of Growth of Co. Meath

The projected household formations in County Meath of 15,237 additional households between 2003 – 2010, as recommended in the *RPGs*, would equate to roughly 1,900 net additional units per annum. This would represent a considerable slowing down in the current rate of residential construction in the County to pre 2000 completion rates. The Planning Department estimate that for the period 2003 - 2005, an additional 9,243 households (average of 3,081 net additional households per annum) were constructed in the County and that the population had increased by 16,711 persons. This assumes an average occupancy per household of 2.922 compared to 3.2 recorded in the 2002 Census.

The Planning Department considers that the departure between the pace of residential growth in Meath and that projected in the RPGs lies in the actual recorded population growth which exceeded the anticipated growth in population at State and Regional level. It was envisaged that the Greater Dublin Area would grow by 161,135 persons in the period 2002 to 2010, and that at the end of that period, the population of Meath would be 8.9% of the total, up from 8.7% in 2002.

In fact, in the period 2002 to 2005, the GDA grew by 77,000 persons or an annual rate of some 26,000, which if it continues, would result in a population in 2010 of 1.741 million people in the GDA. The ERSI Mid Term review suggests that for the period 2007 – 2011, annual average household demand nationally will only be slightly down on the present level but that higher headship and vacancies (second homes) will become increasingly important as a driving force. Meath currently accounts for 9.6% of the Regional total. If this were to stabilise, since the past cannot be recalled, then Meath's population would be 170,000 people by 2010, implying an annual increase of some 2,500 persons. However, even this figure is still considerably below the annual rate of increase experienced in the period 2002 to 2005. Thus the faster growth at State and Regional level contributes to the projected overshoot but does not entirely explain it.

A further indication that the rate of population growth suggested by the RPGs is not tenable, is provided by an examination of existing planning commitments. These are set out in Table 4. This table indicates that even on the most conservative assumptions (which excludes one off rural housing), the population cannot fail to reach a total of nearly 165,000, probably within three years. This trend is unstoppable. This result is predicated upon an overall household size in 2008 of some 2.61 which is very low, even in the light of the decline experienced over the 2002 to 2005 period, where it fell in the Mid East region from 3.2 to 2.96⁵. If this rate of fall continued, the population of Meath would be at 163,000 persons by the end of 2008 without any additional rural housing and staunching the flow of further planning applications completely.

Measure	Dunshaughlin	Kells	Navan	Rural	Slane	Trim	Total
Planning Permissions Granted	2,578	587	629	-	89	571	4,454
Houses Under Construction	1,255	534	1,020	-	814	620	4,243
Gross to Net Adjustment	3,603	1,054	1,550	-	849	1,120	8,175
Assumed Incremental Density	2	2	2	2	2	2	2
Population Resulting	7,666	2,242	3,298		1,806	2,382	17,394
Estimate of 2005 Population	21,296	9,928	27,941	66,740	17,915	11,727	155,547
Decline in Occupancy (3 yrs)	1,142	532	1,498	3,579	961	629	8342
Total Population in Three Years	27,820	11,637	29,741	63,161	18,760	13,480	164,599

Table 4 : Planning Commitments (as at June 2005) including houses under construction

⁵ Derived as follows (household data for 2005 based on adjusted housing completions since 2002 Census of Population

Year	Households	Population	Size
2002	128,724	412,625	3.205502
2005	152,802	452,400	2.960692

Conclusions

- The *Regional Planning Guidelines for the Greater Dublin Area* set out a population projection for the County of 151,029 by 2010. This has already been exceeded by some 4,000 persons.
- The *Regional Planning Guidelines for the Greater Dublin Area* suggest a net increase in the number of households between 2002 and 2010 of 13,152, resulting in a total of 54,827 households. The Planning Department estimate the number of households in the County has already increased to 53,094.
- The level of planning commitments, in the form of extant planning permissions, is such that there can be no major fall in the level of house completions in County Meath over the next three years. There were 4,243 households under construction in urban centres and extant planning permission for a further 4,454 households in June 2005. This excludes data on one off housing outside of zoned lands.
- There will be a significant alteration of the relationship between housing completions on the one hand, and net household formation and household size on the other. This is predicted at national level and is likely to be reflected in the County. It is safer, therefore, to project housing rather than population targets in the first instance.
- Curtailing growth in house completions can only be accomplished gradually, and the most stringent that could be achieved would be a slowing down of completions in the second half of the plan period (2010 – 2013);

It is clear that it is now not possible to stay within the household formation and population constraints of the RPGs. It is not the intention of the *NSS* or *RPGs* to stifle inherent dynamism in the county. However, the manner of growth in County Meath needs a greater balance whereby the continued residential development is matched by employment generation and improvements in the provision of social infrastructure and the quality of life being enjoyed by its residents. Furthermore, the Development Plan through the Housing Strategy, must ensure that the greatest share of this projected population is directed to the urban centres in the upper tiers of the Settlement Hierarchy with restrictions being placed on further development in the smaller rural towns and villages in the Hinterland. The rate of population growth and household formation in Co. Meath will exceed the rate of growth projected in the *RPGs*.

2.1.8 Settlement Strategy

Meath is one of the most rapidly growing counties in Ireland today. In migration has resulted from Meath's proximity to Dublin and its location within the Greater Dublin Area, together with the amenities it offers, scenic rural areas and affordable residential properties in comparison with Dublin. Its population has increased from 109,732 in 1996 to an estimated 155,134 persons in 2005, an increase of almost 45,500 persons over a 9 year period or an average annual population increase of just over 5,000 people. The Settlement Strategy aims to locate population growth and channel development in line with the principles of the *NSS* and *RPG's*. This includes the promotion of growth within the Metropolitan Area Settlements of Dunboyne / Clonee and the Hinterland Development Centres of Navan and Drogheda Environs. The moderate growth towns of Ashbourne, Kells, Trim and Kilcock Environs along with the small growth towns of Dunshaughlin, Laytown / Bettystown and Ratoath will also experience significant increases in the level of residential development over the Development Plan period. The remainder of the Small Growth Towns, Key Villages and Villages will primarily allow for local growth, where immigration is restricted. Furthermore, the Strategy promotes the development of smaller rural towns and villages in a manner which is appropriately scaled and reinforces the character of these settlements. In respecting these principles a projected county wide population has been calculated and illustrated in Table 5, up to the end of the Plan period.

The Planning Department have prepared Household and Population Projections for the period 2006 – 2013 to correspond with the period of the Development Plan. Table 5 presents the

population and household projections for the plan period for the County as a whole and broken down into its constituent years. This projection provides for a population of 180,681 at the end of 2013, an increase of 25,547 persons on the current estimated population of the County and a net increase in the number of households of 24,069 (absolute increase of 27,820 households).

The *Regional Planning Guidelines for the Greater Dublin Area* state that it will be necessary to accommodate local growth within the Strategic Green Belt, outside of the designated Development Centres and that such growth shall be limited to local as opposed to regional growth which will be directed to the larger settlements. Such development must not generate significant additional levels of commuting. In terms of this Development Plan, in small growth towns (with the exception of Dunshaughlin, Bettystown/Laytown and Enfield⁶), key villages and villages at least one quarter of all new multi-house developments, developments in excess of 4 houses, shall be reserved for persons for first time owners in the area who are native to the area (being persons who can prove they have lived within 10km of the area for at least 5 consecutive years of their lives) or those who by virtue or their employment require to live in the urban centre. The remainder of houses in such multiple house developments shall be provided for local growth only. Sporadic and dispersed residential development across the County as has taken place over the past Development Plan is considered unsustainable and shall be the subject of strict control measures.

Calendar year	Population on 1st January	Households on 1st January	Average household size (1st January)	Houses completed in the year	Net additional households formed in the year	Population added in the year	Population on 31st December	Households on the 31st December	Average household size (31st December)
2006	155,134	53,094	2.922	3,355	3,020	4,197	159,331	56,114	2.84
2007	159,331	56,114	2.839	3,620	3,222	4,257	163,588	59,335	2.76
2008	163,588	59,335	2.757	3,580	3,150	3,535	167,123	62,486	2.67
2009	167,123	62,486	2.675	3,560	3,097	2,877	170,000	65,583	2.59
2010	170,000	65,583	2.592	3,425	2,946	3,342	173,342	68,528	2.53
2011	173,342	68,528	2.529	3,360	2,856	2,753	176,095	71,384	2.47
2012	176,095	71,384	2.467	3,460	2,906	2,516	178,611	74,291	2.40
2013	178,611	74,291	2.404	3,460	2,872	2,071	180,681	77,163	2.34

Table 5: Population & Household Projection for the Plan Period

The projected household and population figures contained in Table 5 are based on a continuation of a high in migration rate into the primary growth centres of Navan, Drogheda Environs, Dunboyne / Clonee, Ashbourne, Kells, Trim and Kilcock Environs with lesser amounts into the small growth towns of Dunshaughlin, Laytown / Bettystown and Ratoath. If the predicted rate of in migration does not occur, particularly in the second half of the Development Plan period, the rate of household completions and resultant population will not reach the projected figures as in migrants are being housed in three out of every four houses being constructed at present.

It is clear from an analysis of Table `6, that there are more than adequate lands zoned in the County to meet the projected households over the plan period. However, in a number of the urban centres in the higher tiers of the Settlement Hierarchy, such as in Dunboyne / Clonee,

⁶ All of these settlements are located on or adjacent to existing and proposed public transport corridors.

Enfield and possibly Drogheda Environs, additional lands may be identified within these centres to provide for adequate headroom. In addition, the extent of existing residentially zoned lands will be revised in the context of the individual Local Area Plan or Development Plan review for each centre and does not preclude additional zoning in specific locations where the Planning Authority is satisfied that a clearly established need for such zoning is evident. Such an established need can only be justified where the development of such lands for residential purposes would deliver an identified piece of critical and necessary social and / or physical infrastructure in conjunction with such development and may require such lands to be prioritised for development over existing residentially zoned lands.

<i>Urban Centre</i>	<i>Existing No. of H'holds</i>	<i>Projected No. of H'holds 2006 - 2009</i>	<i>Projected No. of H'holds 2010 - 2013</i>	<i>Total 2006 - 2013</i>	<i>Committed No. of Units</i>	<i>No. of Units to Meet H'hold Targets</i>	<i>Remaining Undeveloped Resid. Zoned Land (Hectares)</i>	<i>Yield of Remaining Undeveloped Resid. Zoned Land - 35 units per Ha</i>
Large Growth Towns								
Navan	9283	2000	2750	4750	1415	3335	446.95	15643
Drogheda Environs	872	1100	1200	2300	271	2029	92.77	3247
Moderate Growth Towns								
Ashbourne	2639	1400	1000	2400	2128	272	33.89	1186
Dunboyne/Clone	1643	1500	1500	3000	950	2050	70.73	2476
Kells	1841	600	500	1100	525	575	55.11	1929
Kilcock	30	300	400	700	0	700	59.15	2070
Trim	2386	1000	600	1600	473	1127	130.79	4578
Small Growth Towns								
Athboy	875	250	200	450	229	221	27.47	961
Bettystown, Laytown & Mornington East	2981	550	400	950	350	600	138.36	4843
Duleek	1169	200	200	400	166	234	29.39	1029
Dunshaughlin	1051	600	600	1200	245	955	87.76	3072
Enfield	623	250	200	450	210	240	2.04	71
Oldcastle	497	140	200	340	133	207	28.23	988
Ratoath	1923	375	300	675	391	284	33.6	1176
Stamullen	938	170	200	370	72	298	27.93	978
Key Villages								
Ballivor	343	280	75	355	295	60	5.68	199
Longwood	236	140	80	220	115	105	15.28	535
Nobber	96	70	60	130	36	94	13.27	464
Slane	396	135	60	195	116	79	6.69	234
Summerhill	246	70	80	150	26	124	11.33	397
Villages								
Carlanstown	80	115	40	155	136	19	9.97	349
Clonard	90	50	100	150	0	150	14.65	513
Crossakiel	42	40	40	80	52	28	7.22	253
Donore	185	60	40	100	37	63	13.64	477
Drumcondrath	114	20	20	40	8	32	16.82	589
Gibbstown	23	15	20	35	0	35	9.9	347
Gormonston	70	0	20	20	0	20	64.88	2271
Julianstown	126	15	20	35	0	35	5.16	181
Kentstown	211	140	40	180	118	62	3.24	113
Kildalkey	166	95	40	135	72	63	14.09	493
Kilmainhamwood	91	15	20	35	0	35	4.37	153

Kilmessan	116	135	100	235	119	116	5.43	190
Mornington Donacorney /	335	150	200	350	7	343	59.63	2087
Moynalty	39	20	20	40	2	38	3.14	110
Rathcairn	30	15	20	35	0	35	6.3	221
Rathmoylon	61	50	40	90	0	90	14.97	524
Kilbride *	-	-	-	-	-	-	-	-
Rural Houses		2050	2300	4350				
Total		14115	13685	27800	8697	14753	1569	54944

Table 6 : Indicative No. of Households Permissible in Each Urban Centre 2006 - 2013

Notes:

* Unlike the remainder of the urban centres contained in Table 6 above, there is no Written Statement and Detailed Objective for Kilbride as it was not included in the Settlement Hierarchy of the 2001 County Development Plan. It is an objective of the Draft Development Plan (as outlined in Chapter 2 to prepare a Local Area Plan within 2 years of the adoption of the County Development Plan for Kilbride. The preparation of such a Local Area Plan would include land use zoning objectives and establish an indicative household target for this village having regard to infrastructural capacities, the need to protect the rural character of the village and the positioning of the centre in the County Settlement Hierarchy.

Existing No. of Households - This is an estimate of the number of individual households in each centre calculated by the Planning Authority using the An Post Geo Directory dataset.

Committed No. of Units - The number of committed units has been estimated by the Planning Authority based on a planning register search of each centre. The total number of units includes those which are under construction but not yet occupied.

The household and population distribution shown on Table 6 will have to reviewed in context of the detailed results of the 2006 Census of Population and regular assessments on housing development activity across the County as carried out by the Planning Department. The distribution may change in light of such review and the availability of services required to facilitate the scale of residential development. The pace of development is also dependent on the provision of concurrent physical and social infrastructure. The targets have taken cognisance of the existing commitments in the form of extant planning permission.

Strategic Settlement Policy

Settlement Strategy SP1 The Council will implement the Settlement Strategy of the Regional Planning Guidelines for the Greater Dublin Area by concentrating residential development into the designated Primary Dynamic Clusters of Navan, Kells & Trim, Dunboyne / Clonee, Dunshaughlin & Ashbourne and to the Large Growth Town of Drogheda.

Settlement Strategy SP2 Having regard to Dunshaughlin's strategic location, determination of a programme for delivery of future strategic infrastructural improvements and significant increases in local employment generating activities, Meath County Council shall make the argument to the Regional Planning Authorities to designate Dunshaughlin as a Moderate Growth Town in the Regional Planning Guidelines for the Greater Dublin Area. Subject to such designation, the Settlement Strategy in the County Development Plan shall be varied allowing for the designation of

Dunshaughlin as a Moderate Growth Town, and associated necessary review of the Dunshaughlin Local Area Plan shall occur.

Settlement Strategy SP3 To ensure that all of the Large Growth Towns and Moderate Growth Towns will in so far as practical be self sufficient incorporating employment activities, sufficient retail services and social and community facilities. Residential development will only be permitted if sufficient progress is made in providing employment, retail, social and community facilities within the settlement.

Settlement Strategy SP4 In small growth towns (with the exception of Dunshaughlin, Bettystown/Laytown and Enfield⁷), key villages and villages at least one quarter of all new multi-house developments, developments in excess of 4 houses, shall be reserved for persons for first time owners in the area who are native to the area (being persons who can prove they have lived within 10km of the area for at least 5 consecutive years of their lives) or those who by virtue of their employment require to live in the urban centre. The remainder of houses in such multiple house developments shall be provided for local growth only.

Settlement Strategy SP5 Having regard to the amount of existing residentially zoned land, the annual construction of over 3,000 housing units and the inadequacies of basic infrastructure such as water, sewerage, roads, transport, communications, etc., only limited and strategic additional residential land use zoning shall be agreed for the life of this development plan 2007-2013.

2.1.9 Preparation of Local Area Plans for Individual Towns and Villages

Section 1.1.3 'Review Format' outlined the main differences between the existing County Development Plan (2001) and this Draft County Development Plan 2007 – 2013. The principle difference is that there are no individual written statements and detailed objectives for the towns and villages contained in this Draft Development Plan. The existing Written Statement and Detailed Objectives for Towns and Villages inclusive of the accompanying book of maps contained in the 2001 County Development Plan shall remain in force until individual Local Area Plans have been prepared and adopted for each. All such LAPs will be prepared and adopted within the immediate two years preceding the adoption of the new County Development Plan.

In respect of East Meath Local Area Plans –North and South, it is proposed that these too would remain in effect as adopted in November 2005, unless otherwise amended.

Goal

To provide a comprehensive suite of Local Area Plans for the urban settlements of County Meath in order to give effect to the policies contained in this County Development Plan and to work with local communities in the preparation of such plans.

Policy

SS POL 1 To facilitate and permit the development of the county's towns and villages in accordance with the individual Written Statements and Detailed Objectives for Towns and Villages contained in the 2001 County Development Plan pending

⁷ All of these settlements are located on or adjacent to existing and proposed public transport corridors.

the preparation and subsequent adoption of individual Local Area Plans for these centres or groups of centres.⁸

SS POL 2 To facilitate and permit the development of the East Meath towns and villages in accordance the East Meath Local Area Plans - North and South 2005 for the period of this County Development Plan, unless otherwise amended.

SS POL 3 To demonstrate consistency between the household and population distribution shown on Table 6 and the household and population being provided for in the individual Local Area Plans for the towns and villages, or grouping of towns and villages, as may be appropriate, which are to be prepared as part of the 2001 County Development Plan review process.⁹

SS POL 4 To designate Kilbride (Dunshaughlin Area) as a village in the Settlement Hierarchy of the County Development Plan having regard to its strategic location, close to the Dublin border and its ability to accommodate significant employment generating uses.

SS POL 5 To review and prepare Local Area Plans for groups of related settlements which have economic, geographical or settlement hierarchical relationships in conjunction with local communities.

Objectives

SS OBJ 1 To prepare Local Area Plans for the urban centres contained in Table 7 on next page within 2 years of the adoption of this County Development Plan in accordance with the provisions of Sections 18 – 20 of the Planning & Development Acts 2000 - 2002. These Local Area Plans will replace the individual Written Statements and Detailed Objectives for Towns and Villages contained in the 2001 County Development Plan.

SS OBJ 2 To prepare a Graig Design Statement for Bellewstown, which has been reclassified from a village to a graig in this Draft County Development Plan.

SS OBJ 3 To prepare a Local Area Plan within 2 years of the adoption of the County Development Plan for Kilbride (Dunshaughlin Area). The preparation of such a Local Area Plan would include land use zoning objectives including employment generating uses and would seek to address issues such as protection of the rural character of the village, local need / affordability and infrastructural deficits.

SS OBJ 4 To explore the joint preparation of Local Area Plans, in conjunction with Kildare County Council for the area north of Maynooth located in Co. Meath and with Westmeath County Council for the area east of Kinnegad located in Co. Meath. As the preparation of these Local Area Plans requires the co-operation of adjoining Local Authorities, the preparation of these Local Area

⁸ Please note that a copy of Volume II of the 2001 County Development Plan is included on the Draft County Development Plan CD and also on Meath County Council website (address is www.meath.ie/devplan/index.html).

⁹ The household and population distribution shown on Table 6 will be reviewed in context of the detailed results of the 2006 Census of Population and regular assessments on housing development activity across the County as carried out by the Planning Department. The distribution may change in light of such review and the availability of services required to facilitate the scale of residential development. The pace of development is also dependent on the provision of concurrent physical and social infrastructure. The targets have taken cognisance of the existing commitments in the form of extant planning permission.

Plans shall not be restricted to the time limits identified in the Planning & Development Act 2000, Section 19(1)(C).

Large Growth Towns¹⁰	Drogheda (Environs)
Moderate Growth Towns¹¹	Dunboyne / Clonee, Kilcock & Ashbourne,
Small Growth Towns	Duleek, Ratoath, Dunshaughlin, Athboy, Oldcastle & Enfield
Key Villages	Slane, Ballivor, Longwood, Summerhill, Nobber
Villages	Kentstown, Kildalkey, Clonard, Kilmessan, Rathcairn, Baile Ghib, Rathmolyon, Carlanstown, Crossakiel, Drumconrath, Kilmainhamwood, Moynalty, Donore

Table 7 : Towns and Villages for which Local Area Plans will be prepared for

SS OBJ 5	To prepare a Spatial Strategy for each of the following centres or areas to assist in the preparation of future development plans or local area plans. These strategies will identify the location, significance and sensitivity of the range of environmental assets and constraints that occur within these particularly sensitive areas that are likely to comprise higher than average intensities of development. .
	<ol style="list-style-type: none"> 1. Navan 2. Trim 3. Kells 4. Dynamic Clusters 2 & 3 – Area including Dunboyne / Clonee, Dunshaughlin, Ashbourne & Ratoath 5. Boyne Valley – Area including Slane, Duleek, Donore, Drogheda and the East Meath urban centres 6. Oldcastle / Loughcrew / Sliabh na Calliagh

2.1.10 Land Use Zoning Objectives

As outlined in the preceding section, the individual Written Statements and Detailed Objectives for Towns and Villages contained in the 2001 County Development Plan have been adopted without amendment for the period as the statutory town or village plan for the period 2007 -2009 pending the preparation and subsequent adoption of individual Local Area Plans for these centres. This section of the Draft Development Plan provides explanatory information with regard to the land use zoning objectives which are contained in the individual Written Statements and accompanying maps for each centre. These land use zoning objectives are defined in Table 8 and the extent of such zones is indicated on the urban detail maps where a colour coded key aids identification.

In the preparation of individual or groups of Local Area Plans, as provided for in Objective SS OBJ 1, the Local Area Plan shall include detailed land use zoning objectives which shall render the Land Use Zoning Objectives and associated land use zoning matrix obsolete within two years of the adoption of this County Development Plan.

It should be noted that the text of the land use zoning objectives contained in Table 8 is consistent with that contained in the 2001 County Development Plan with one notable exception

¹⁰ Please note that there is a Development Plan for Navan (2003 – 2009) which includes the Town Council Area and Environs.

¹¹ Please note that there is a Development Plan for Kells (2001 – 2007) and Trim (2002 – 2008) which includes the respective Town Council Areas and Environs.

relating to the Residential Land Use Zoning Objectives A2 – A5. In Land Use Zoning Objective A2, A3, A4 and A5, it is now the policy of the Planning Authority to prepare Framework Plans for these areas rather than Action Area Plans as indicated in the 2001 County Development Plan.

Use Zone Objective	Use Zone Objective
<i>A1</i>	To protect and enhance the amenity of developed residential communities.
<i>A2</i>	To provide for new residential communities and community facilities and protect the amenities of existing residential areas in accordance with an approved framework plan.
<i>A3</i>	To conserve and protect the character and setting of institutional complexes and heritage buildings in residential redevelopment and infill proposals in accordance with an approved framework plan.
<i>A4</i>	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 framework plan.
<i>A5</i>	To provide for low density residential development in accordance with approved framework plans and individual dwelling design.
<i>B1</i>	To protect and enhance the special physical and social character of existing town and village centres and to provide for new and improved town centre facilities and uses.
<i>B2</i>	To provide for major new town centre activities in accordance with approved action area plans and subject to the provision of necessary physical infrastructure.
<i>B3</i>	To protect, provide for and improve local and neighbourhood shopping facilities.
<i>C1</i>	To provide for and facilitate mixed residential and business uses in existing mixed use central business areas.
<i>D1</i>	To provide for visitor and tourist facilities and associated uses.
<i>E1</i>	To provide for industrial and related uses subject to the provision of necessary physical infrastructure.
<i>E2</i>	To provide for light industrial and industrial office type employment in a high quality campus environment subject to the requirements of approved action plans and the provision of necessary physical infrastructure.
<i>E3</i>	To provide for transport and related uses including the provision of park and ride facilities in association with proposed road or rail based rapid transit corridors.
<i>F1</i>	To provide for and improve open spaces for active and passive recreational amenities
<i>G1</i>	To provide for necessary community, recreational and educational facilities.
<i>H1</i>	To protect the setting, character and environmental quality of areas of high natural beauty.

Table 8 : Land Use Zoning Objectives

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. In the case of A4 zones, the layout of such schemes would be determined by the preparation of framework plans which will dispense with the field by field planning approach which has become common place throughout this county. It is envisaged however that before development should proceed in A4 zones which envisage higher residential densities, framework plans will be required to be carried out by the applicant under the Planning Authority's direction, to set an overall context for a given proposal. The requirements of a Framework Plan are outlined at the end of this Section. 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, local shopping facilities, etc. provided they are appropriate in scale and do not unduly interfere with the predominant residential land use.

In **A3 zones**, the Planning Authority will be particularly concerned with the conservation of heritage buildings whose setting and architectural qualities are such as to demand much sensitivity in reuse or adaptation to new purposes. Again it will be important that applications for proposals in such zones are determined in a framework plan context developed along the lines outlined in Chapter 10.

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, B2 and B3 zones**, it is intended to accommodate the majority of new commercial and retail uses in towns and villages. In particular, B2 zones have been identified to accommodate new retailing functions such as shopping centres and malls. B3 zones apply in some cases to new development areas where it is intended to secure the provision of local shopping facilities but not major centres.

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.

D1 zones have been identified to provide for tourism type uses such as accommodation, entertainment, and temporary accommodation in the vicinity of tourism areas such as the Royal Canal.

E1 and E2 zones are identified for employment type uses with E2 zones being a new development for office parks and mixed employment use zones, which would contain services through to processing type uses. It will be a requirement that proposals in E2 zones are addressed in a Framework Plan context addressing issues such as built form and general overall layout, transportation, integration with surrounding uses and the range of uses to be accommodated.

E3 zones have been identified for "park and ride" type facilities near existing and or future public transport corridors.

F1, G1 and H1 zones are self-explanatory and relate to community and amenity uses or designations.

Framework Plans

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. The Local Area Plans will identify large or key sites that will require the preparation of approved Framework Plans and subsequent planning applications will be required to adhere to the approved Plans. 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. The Planning Authority considers Framework Plans as an effective means of guiding new development and providing essential social and infrastructure in a phased and sustainable manner.

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.

2.1.11 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 9 : Zoning Matrix

Use Classes	A1	A2	A3	A4	A5	B1	B2	B3	C1	D1	E1	E2	E3	F1	G1	H1
A.T.M. (In Commercial Premises)	A	A	X	A	X	A	A	A	A	A	X	X	O	X	X	X
Abattoir	X	X	X	X	X	X	X	X	X	X	O	X	X	X	X	X
Adverts	O	O	X	O	X	A	A	O	O	O	A	O	A	X	X	X
Outdoor Advertising Structures	X	X	X	X	X	O	O	O	O	X	A	O	X	O	X	X
Agri - Business	X	X	X	X	X	O	O	X	O	X	A	X	X	X	X	X
Amusement Arcade	X	X	X	X	X	O	O	X	X	X	X	X	X	X	X	X
B & B	A	A	A	A	A	A	A	X	A	A	X	X	X	X	X	X
Bank / Financial Institution	X	O	X	O	X	A	A	O	X	X	X	X	X	X	X	X
Betting Office	X	O	X	O	X	A	A	O	O	X	X	X	X	X	X	X
Bring Banks	A	A	A	A	A	A	A	A	A	O	A	O	A	O	O	X
Car Park (Commercial)	X	X	X	X	X	O	A	X	O	O	O	O	A	X	X	X
Caravan Park	X	X	X	X	X	X	X	X	X	A	X	X	X	O	X	X
Car Dismantler / Scrap Yard	X	X	X	X	X	X	X	X	X	X	O	X	X	X	X	X
Cash & Carry	X	X	X	X	X	O	A	X	O	X	A	X	X	X	X	X
Casual Trading	X	X	X	X	X	A	A	X	O	O	X	X	X	X	X	X
Cemetery	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A	X
Church	X	O	X	O	O	A	A	A	A	A	X	X	X	O	A	X
Cinema	X	X	X	X	X	A	A	X	O	O	X	X	X	X	A	X
Community Facility / Centre	O	A	O	A	O	A	A	A	A	A	X	X	X	O	A	O
Conference Centre	X	O	O	O	X	O	A	X	O	A	X	X	O	X	X	X
C & D Waste Recycling Centre	X	X	X	X	X	X	X	X	X	X	O	X	X	X	X	X
Crèche / Childcare Facility	O	A	O	A	A	A	A	A	A	O	O	O	O	X	A	X
Cultural Facility / Use	O	O	O	O	O	A	A	O	A	A	X	X	X	O	A	X
Dance Hall / Night Club	X	X	O	X	X	A	A	X	O	X	X	X	X	X	X	X
Doctors / Dentists	O	O	O	O	O	A	A	A	A	X	X	X	X	X	O	X
Drive Through Restaurants	X	X	X	X	X	O	O	X	O	X	X	X	X	X	X	X
Education	O	O	A	O	O	A	A	A	A	X	X	X	X	X	A	X
Energy Installation	X	X	X	X	X	X	X	X	X	X	A	O	X	X	X	X
Enterprise Centre	X	O	X	O	X	O	O	X	O	X	A	A	X	X	X	X
Fuel Depot - Domestic	X	X	X	X	X	X	X	X	X	X	A	X	X	X	X	X
Fuel Depot - Petroleum Products	X	X	X	X	X	X	X	X	X	X	A	X	X	X	X	X
Funeral Home	X	O	X	O	X	A	A	X	O	X	X	X	X	X	A	X
Garden Centre	X	X	X	X	X	X	O	X	O	X	A	X	X	X	X	X
Guest House	O	A	A	A	O	A	A	X	A	A	X	X	X	X	X	X
Halting Site/Group Housing	O	A	O	A	O	X	X	X	O	X	X	X	X	X	O	X
Health Centre	O	O	O	O	O	A	A	A	A	X	X	X	X	X	A	X
Heavy Goods Vehicle Car Park	X	X	X	X	X	X	X	X	X	X	A	X	O	X	X	X
Home Based Economic Activities	O	O	O	O	O	O	O	O	O	O	X	X	X	X	X	X
Hospital	X	O	O	O	O	X	A	X	A	X	X	X	X	X	A	X
Hostel	X	O	O	O	O	A	A	X	A	A	X	X	X	X	X	X
Hotel / Motel	X	O	A	O	X	A	A	X	A	A	X	X	X	X	X	X
Industry – General	X	X	X	X	X	X	X	X	X	X	A	O	O	X	X	X
Industry – Light	X	O	X	O	X	X	X	X	O	O	A	A	O	X	X	X
Leisure / Recreation	X	O	O	A	O	A	A	O	O	A	X	X	X	O	A	O
Library	X	A	O	A	O	A	A	A	A	A	X	X	X	X	A	X
Motor Sales / Repair	X	X	X	X	X	O	O	X	O	X	A	X	X	X	X	X
Offices <100m2	X	O	O	O	X	A	A	A	A	O	X	X	X	X	O	X
Offices 100 to 1000 m2	X	X	O	O	X	A	A	O	A	X	X	A	O	X	X	X
Offices >1000m2	X	X	X	O	X	A	A	O	A	X	X	A	O	X	X	X
Open Space	A	A	A	A	A	A	A	A	A	A	X	X	X	A	A	A
Park and Ride	X	X	X	O	X	X	O	X	O	X	A	A	A	X	X	X
Petrol Station	O	O	X	O	X	O	O	O	O	X	X	X	X	X	X	X
Plant & Tool Hire	X	X	X	X	X	X	O	X	O	X	A	X	X	X	X	X
Public House	X	O	X	O	X	A	A	O	A	O	X	X	X	X	X	X
Public Services	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	X
Civic & Amenity Recycling Facility	X	X	X	X	X	X	X	X	X	X	A	O	X	X	A	X
Refuse Transfer Station	X	X	X	X	X	X	X	X	X	X	A	X	X	X	X	X
Residential	A	A	A	A	A	O	O	O	A	X	X	X	X	X	X	X
Residential Institution	O	O	A	O	O	O	O	O	O	X	X	X	X	X	O	X
Restaurant / Café	X	X	O	O	X	A	A	A	A	O	O	O	O	X	O	X
Retail Warehouse	X	X	X	X	X	O	O	X	X	X	O	X	X	X	X	X

Use Classes	A1	A2	A3	A4	A5	B1	B2	B3	C1	D1	E1	E2	E3	F1	G1	H1
Retirement Home	O	A	O	A	O	X	X	X	O	X	X	X	X	X	A	X
Science & Technology Based Enterprise	X	X	X	X	X	O	O	X	O	X	O	A	O	X	X	X
Shop - Local **	O	A	O	A	X	A	A	A	A	O	O	O	O	X	X	X
Shop - Major	X	X	X	O	X	A	A	A	O	X	X	X	X	X	X	X
Shopping Centre	X	X	X	X	X	A	A	X	X	X	X	X	X	X	X	X
Sports Facilities	O	O	O	A	O	O	O	X	O	A	X	X	X	A	A	X
Take-Away	X	X	X	O	X	A	A	O	O	X	X	X	X	X	X	X
Telecommunication Structures	X	X	X	X	X	A	A	O	O	O	A	A	A	O	O	X
Third Level Educational Institution	X	X	O	O	X	X	X	X	O	X	X	O	X	X	A	X
Tourism Complex	X	X	O	O	X	A	A	X	A	A	X	X	X	A	A	X
Transport Depot	X	X	X	X	X	X	X	X	X	X	A	X	O	X	X	X
Veterinary Surgery	O*	O*	X	O*	O*	A	A	O	O	X	X	X	X	X	X	X
Warehouse	X	X	X	X	X	X	X	X	X	X	A	O	X	X	X	X
Water Services ***	A	A	A	A	A	A	A	O	A	A	A	A	A	A	A	O
Wholesale Warehousing	X	X	X	O	X	O	O	X	O	X	A	X	X	X	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.

