

# OUTLINE OF SIGNIFICANCE OF ENVIRONMENTAL IMPACTS

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## OF RELEVANT MEASURES IN THE MANAGER'S REPORT TO MEMBERS ON SUBMISSIONS

AND IN THE ACCEPTED

## NOTICES OF MOTION

IN RELATION TO THE

## DRAFT MEATH COUNTY DEVELOPMENT PLAN 2007 - 2013

**For: Meath County Council**

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## Introduction

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### Introduction and Terms of Reference

This report outlines the environmental impact of changes to the Draft Meath County Development Plan 2005 to 2011 which have been identified as being material alterations from an environmental perspective within the scope of the Draft County Development Plan Strategic Environmental Assessment. These changes, which are a result of recommendations in the Manager's Report as well as accepted notices of motion, are evaluated against the Strategic Environmental Objectives (SEOs) shown on Table 1 which were developed for the County Development Plan SEA.

### Evaluation

SEOs are methodological measures against which the environmental effects of the plan can be tested. If complied with in full, SEOs would result in an environmentally neutral impact from implementation of the plan. The SEOs are set out under a range of topics and are used as standards against which the development strategies, policies and objectives of the plan can be evaluated in order to help identify areas in which significant adverse impacts are likely to occur, if unmitigated against. SEOs are distinct from the objectives of the plan - although they will often overlap - and are developed from international, national and county policies which generally govern environmental protection objectives. Such policy includes that of various European Directives which have been transposed into Irish law, relevant other Irish environmental legislation together with the RPGs.

The evaluation of the relevant changes in the sections below is shown in orange coloured font with references such as B3 relating to SEOs detailed in Table 1 overleaf.

### Mitigation

Adverse impacts which could potentially arise as a result of implementation of the County Development Plan are to be mitigated against as suggested by the SEA Environmental Report by the preparation of spatial strategies which will identify in detail the location, significance and sensitivity of the range of environmental assets and constraints that occur within particularly sensitive areas that are likely to be subject to higher than average intensities of development. These areas include:

- Navan
- Trim
- Kells
- Dynamic Clusters 2 & 3 - Area including Dunboyne / Clonee, Dunshaughlin, Ashbourne & Ratoath
- Boyne Valley Area - area including Slane, Duleek, Donore, Drogheda and the East Meath urban centres
- Oldcastle / Loughcrew / Slieve na Calliagh

In addition to these six specific areas mitigation will be provided by the preparation and assessment of Thematic Spatial Strategies for:

- Rural Development and Agricultural Restructuring
- Industry and Enterprise
- Forestry
- Infrastructure

Outline of Significance of Environmental Impacts

<b>SEO Reference</b>	<b>SEO Description</b>
W1 (Water)	Maintain water abstraction, run-off and recharge within carrying capacity (including future capacity)
W2 (Water)	Reduce progressively discharges of polluting substances to waters
W3 (Water)	Mitigate the effects of floods and droughts including vulnerability to climate change. (extreme weather, sea level rise, coastal erosion) <sup>1</sup>
W4 (Water)	Promote sustainable water use based on a long term projection of available water resources.
C1 (Cultural Heritage)	Promote the identification, protection and conservation of the cultural, including architectural and archaeological, heritage.
L1 (Landscape)	Conserve and enhance valued natural, historic and cultural landscapes and features within them
B1 (Biodiversity)	Avoid damage by development to designated wildlife sites and protected species.
B2 (Biodiversity)	Conserve the diversity of habitats avoiding irreversible losses
B3 (Biodiversity)	Ensure that any development promotes sustainable management of key wildlife sites and the ecological processes upon which they depend
B4 (Biodiversity)	Protect aquatic ecosystems including the marine environment, and terrestrial ecosystems which are interdependent (promote integrated management strategies)
B5 (Biodiversity)	Provide opportunities for sustainable public access to wildlife and wild places
S1 (Soil)	Maintain the quality of soil.
S2 (Soil)	Maximise the sustainable re-use of brownfield lands, and maximise the use of the existing built environment rather than developing greenfield lands
S3 (Soil)	Minimise the consumption of non-renewable sand, gravel, rock and peat deposits
S4 (Soil)	Minimise the amount of waste to landfill
P1 (Population and Human Health)	Improve people's quality of life based on high-quality residential, working and recreational environments, on sustainable travel patterns at all stages of life.
P2 (Population and Human Health)	Minimise noise and vibration from traffic, industrial processes and extractive industry
A1 (Air & Climate)	Reduce all forms of air pollution
A2 (Air & Climate)	Reduce waste of energy, and maximise use of renewable energy sources
A3 (Air & Climate)	Reduce progressively discharges of polluting substances to air Including greenhouse gases
A4 (Air & Climate)	Reduce the need to travel
M1 (Material Assets)	Maintain the quality of and access to assets such as aquifers, aggregates, ports, motorways, and all physical and social infrastructure.

**Table 1 Strategic Environmental Objectives (SEOs)**

## Main Issues

Significant issues from an environmental perspective in relation to the changes are detailed below.

- In order to accommodate recent and future growth programmes of waste water treatment plants and networks, water supply infrastructure, transport infrastructure and powerlines etc need to be implemented. These programmes are likely to have significant adverse impacts on the environment if unmitigated against. These programmes would require environmental assessments to be carried out on them in order to prevent such impacts.
- Increases in population exceeded 2010 targets set out for the County in the Regional Planning Guidelines in 2006. As forward planning in Meath has had regard to the RPG targets it is likely that there has been a deficit of land zoned to accommodate the increasing population and that growth has occurred in areas not identified as having environments which are compatible to such land uses. As there is likely to be further increases in population over the coming years, there is a need to zone sufficient amounts of land in order to ensure that growth is directed towards the most compatible environments.
- Encouraging and facilitating the accommodation of growth on brownfield sites will contribute to mitigating a number of the adverse impacts associated with greenfield development, however, brownfield development has the potential to significantly adversely impact upon cultural heritage – both archaeological and architectural - if unmitigated against. These impacts are most likely in heritage towns such as Kells and Maynooth.
- Any diluting of proposed demand management techniques that seek to restrict those who can reside in smaller towns and villages to persons from a local catchment areas or working locally would be likely to have adverse impacts on: reducing air pollution and greenhouse gas emissions; reducing the need to travel and; improving people's quality of life with regard to sustainable travel patterns.
- Upgrading of settlements to higher hierarchical levels and the allocation of increase housing allocations to certain settlements in the absence of appropriate waste water infrastructure would have the potential to adversely and significantly impact upon flora & fauna, biodiversity and water quality.

## Manager's Report Section 2 Settlement Strategy

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### County Meath Broad Settlement Structure

#### Criteria Determining the Release of Residential Land

In the case of the Heritage Towns of Kells and Trim, Small Growth Towns, Key Villages and Villages, the release and development of residential lands shall be linked to;

- the provision of necessary physical infrastructure, primarily the availability, in advance of development occurring, of capacity in water and wastewater infrastructure. The environment must be capable of absorbing the scale and quantum of development that is envisaged.

*Positive Interaction with SEOs; Likely to improve the status of the environment*

*However any programme for providing waste water treatment plants, sewerage treatment systems, water supply, road extensions, powerlines etc would have the potential to significantly, adversely impact upon the environment and SEOs.*

- spare capacity in existing (and planned) social infrastructure, primarily national and second level educational facilities. The future planning of the Department of Education and Science of national and second level educational facilities shall also be taken into account. The development of additional residential lands shall leverage the necessary recreational and amenity infrastructure commensurate with the needs of the resident population. The proposed scale and quantum of development must reinforce the integrity and vitality of the local community and services that can be provided.

*Positive Interaction with SEOs; Likely to improve the status of the environment*

- a more sustainable economic base whereby a greater percentage of local persons are employed locally. This will require closer liaison between the County Enterprise Board, County Development Board, Economic Development & Promotion Officer and the Planning Department;

*No Likely Interaction with SEOs; No Likely Interaction with the status of the environment*

- the efficient use of land by consolidating existing settlements, focusing in particular on development capacity within central urban areas through the re-use of under utilised lands and buildings as a priority, rather than extending green field development. This should also ensure that development is concentrated in location where it is possible to integrate employment, community services, retailing and public transport. The order of priority for the release of residentially zoned land shall attempt to ensure that there is a sequential approach which de-prioritises outer suburban greenfield sites.

*Likely to conflict with the status of the environment [C1 - archaeological and other cultural heritage impacts], especially in Heritage Towns*

## High Level Development Objectives for Towns & Villages

### 1. Strategic Development Centres

#### Navan, Drogheda Environs and Clonsilla – Dunboyne – Pace rail corridor

The allocation of future household and population growth will be channelled first and foremost to Navan, Drogheda and Clonsilla / Dunboyne / Pace rail corridor. The majority of the projected additional population and households will be allocated to these identified strategic centres. This will necessitate the prioritisation of the preparation of the Local Area Plans for these centres by the Planning Authority to ensure that there are no restrictions in place which is adversely affecting the release and development of these strategic residential landbanks. The preparation of these LAPs must ensure that employment generating uses and the requisite social and physical infrastructure are included and developed contemporaneously with residential development. The Planning Authority will prioritise the provision of key physical and social infrastructure in these centres to ensure that all necessary infrastructure is in place contemporaneously with the needs of the resultant residential communities.

*Pace concept should undergo SEA*

Thematic Spatial Strategies

#### Moderate Growth Towns in the Metropolitan Area

##### Maynooth and Kilcock Environs

The environs of Maynooth and Kilcock, both located in Co. Meath, are located within a Primary Dynamic Cluster in the Metropolitan Area.<sup>2</sup> A Local Area Plan was prepared and adopted by this Planning Authority for Kilcock Environs subsequent to the adoption of the 2001 County Development Plan. Kildare County Council have not facilitated the development of these residential lands to date due to their lack of water services capacity. These deficiencies are expected to be rectified by 2008 – 2009 and the Council is grateful to the assistance of Kildare County Council in their progress on these schemes. The application of the sequential approach to development, and in particular residential development, would appear to be ignored by Kildare County Council in the case of Kilcock as lands adjoining the Square, located in Co. Meath, remain undeveloped. It is an objective of the Development Plan to seek to advance the preparation of joint Local Area Plans for both Kilcock and Maynooth, inclusive of the areas located in Co. Meath rather than to prepare Local Area plans only for the Environs Areas. Meath County Council will reserve the right to approach the DoEHLG to facilitate the joint preparation of Local Area Plans for both settlements in accordance with Section 18 (2). The development of the environs of both towns must be on a balanced and sustainable basis whereby residential development is matched by the delivery of key physical and social infrastructure and a strong economic base.

*Note that Maynooth is a heritage town and there could be potential impacts upon cultural heritage*

#### 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 first and foremost into the designated centres of Navan, Drogheda and the Dunboyne / Pace Rail Corridor. These centres shall accommodate the majority of
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Meath's share of the Mid Eastern regional residential growth over the life of this Development Plan and beyond.

*Likely to conflict with the status of the environment [W1, W2, W4, B2, S1, S2, A4, M1]*

**Settlement Strategy SP2** 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. The Planning Authority shall agree a series of monitoring measures in this regard within 6 months of the adoption of this Development Plan. The Council will give consideration to the capacity of existing appropriately zoned, serviceable and undeveloped land to deliver sustainable mixed use communities in advance of zoning previously unzoned greenfield land for new development.

*Likely to conflict with the status of the environment [W1, W2, W4, B2, C1 (especially in heritage towns), S1, S2, A4, M1]*

**Settlement Strategy SP3** In all small growth towns, 50% of all new multi-house developments, being developments in excess of 4 houses, shall be reserved for persons who are 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. This will ensure that the development of Small Growth Towns is more closely linked to local rather than to regional residential growth. The Small Growth Towns are Athboy, Enfield, Dunshaughlin, Ratoath, Duleek, Stamullen & Laytown – Bettystown – Mornington East. The Planning Authority will apply the same requirements to an overall development whereby planning permission is sought initially for site development works and individual applications below this threshold are subsequently applied for.

*No Likely Interaction with SEOs; No Likely Interaction with the status of the environment*

**Settlement Strategy SP4** In all key villages and villages, all new multi-house developments, being developments in excess of 4 houses, shall be subject to compliance with a set percentage being reserved for persons who are 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. This will ensure that all multiple house developments shall be provided for local growth only in accordance with the recommendations of the Regional Planning Guidelines for the Greater Dublin Area. The Rural Strategy (Section 7) specifies the percentage ranging from 50 – 100 % which must be reserved for local persons depending on the Rural Area Type in which the centre is located. The Planning Authority will apply the same requirements to an overall development whereby planning permission is sought initially for site development works and individual applications below this threshold are subsequently applied for.

*No Likely Interaction with SEOs; No Likely Interaction with the status of the environment*

**Settlement Strategy SP5** Having regard to the amount of existing residentially zoned land, the annual construction of over 3,500 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. The location of these strategic additional residential lands shall comply with the Settlement Strategy contained in this Development Plan and to the Regional Planning Guidelines for the Greater Dublin Area. "Limited" shall be defined as areas, either individually or cumulatively, less than 10 hectares for any one centre. "Strategic" shall be defined as the Large Growth Towns of Navan and Drogheda and the Metropolitan Area Moderate Growth Town of Dunboyne and Maynooth, the Hinterland Area Moderate Growth Town of Ashbourne and the Small Growth Town of Enfield.

*Neutral Interaction with SEOs; Neutral Interaction with the status of the environment*

**Settlement Strategy SP6** The household and population distribution shown on Table 6 will have to reviewed firstly in the context of the detailed results of the 2006 Census of Population (the definitive population results, based on the scanned Census Forms, will be released between April and December 2007) and thereafter on 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 and / or planned provision of concurrent necessary physical and social services required to facilitate the scale and quantum of residential development indicated in Table 6. The amendment of the household and population distribution shown on Table 5 and / or Table 6 will require a Variation to the County Development Plan.

*No Likely Interaction with SEOs; No Likely Interaction with the status of the environment*

## Strategic Settlement Objectives

Settlement Strategy SO 1 The Planning Authority shall, within 6 months of the County Development Plan coming into effect, revisit all existing residentially zoned lands in the County as contained in Volume II of the Draft Development Plan 2007 – 2013. The Planning Authority shall identify and adopt an order of priority for the release of existing residentially zoned lands (i.e. phasing) that shall conform to the scale and quantum of development indicated in Table 5 and Table 6. The release of these existing residentially zoned lands shall be on the basis of the Criteria Determining the Release of Residential Lands outlined in Section \*\*. This shall also apply to the preparation of the new Kells & Trim Development Plans. This exercise shall not apply to Navan, Dunboyne / Clonee & Ashbourne having regard to the preparation of Local Area Plans / Framework Plans which provides for the phasing of the residential landbank and by virtue of the limited remaining uncommitted residential landbank in Ashbourne.

*Uncertain Interaction with SEOs; Uncertain Interaction with the status of the environment*

Strategic Settlement SO 2. To prepare an Integrated Development Framework Plan for Land Use and Transportation **and associated Environmental Assessment** for the Clonsilla to Pace Interchange corridor in conjunction with relevant public transportation bodies, the DoEHLG and Fingal County Council. The Integrated Framework Plan shall provide inter alia, the following:

i) The appropriate location for additional public transport nodes along the rail corridor;  
 ii) The development potential and appropriate land uses around these public transport nodes; Large trip generators such as major employers or town / district centres should be located near the intersection of transportation corridors.

iii) The location, significance and sensitivity of the range of environmental assets and constraints that occur within this corridor.

iv) In relation to industrial and enterprise development, to identify and support the development of areas where significant clusters of power, roads, water and gas could be harnessed to become nationally important areas to accommodate very large scale value added employment while avoiding potential for future environmental and planning conflicts within the corridor.

The preparation of the Dunboyne / Clonee Local Area Plan shall be influenced by the Integrated Development

Framework Plan for Land Use and .Transportation and shall be prepared in advance of the latter. Pending the preparation of this Strategic Study, the quantum and scale of residential development allocated to Dunboyne / Clonee shall be revisited and Table 6 shall be varied accordingly.

*Likely to conflict with the status of the environment [W1, W2, W4, B2, S1, S2, A4, M1]*

## **Preparation of Local Area Plans for Individual Towns and Villages**

### Policy

SS POL 2 The preparation of the subsequent individual or grouped Local Area Plans shall ensure that they are consistent with the objectives of this Development Plan in accordance with the requirements of the Planning & Development Acts 2002 – 2002. In particular, the population growth and household formation provided for in each Local Area Plan shall demonstrate compliance with the Household & Population Projection contained in this Development Plan, and in particular Table 6 . This compliance shall be explicitly demonstrated on the basis of the amount of residential land being released for development in a particular centre being quantified by applying reasonable density and average occupancy rates to the scale and quantum of development provided for in Table 6. In all instances, the release of land must have regard to the existing and future availability of, or the capacity to provide physical and social infrastructure. The preparation of individual or grouped Local Area Plans shall be consistent with the order of priority identified in the forthcoming review of all existing residentially zoned lands in towns and village pursuant to Settlement Strategy SP 2.

*Likely to conflict with the status of the environment [W1, W2, W4, B2, S1, S2, A4, M1]*

SS POL 4 The preparation of the Drogheda Environs Local Area Plan shall have regard to and be influenced by the recently adopted Greater Drogheda Area Planning Strategy in the identification of additional significant lands for residential development. The strategic reserve at Bryanstown in addition to the lands between the Mill Road and the rail line have been identified for future residential development. The availability of adequate capacity in piped water services and roads infrastructure will be taken into account in the order of priority afforded to the release of residential lands. The preparation of the Local Area Plan shall take cognisance of the proposed Drogheda Traffic Management Study, and the Drogheda Borough Council Development Plan 2005 – 2011.

*Likely to conflict with the status of the environment [W1, W2, W4, B2, S1, S2]*

SS POL 8 Having regard to the extent of zoned land in Donore (12.21 hectares), the position of the village in the Settlement Strategy and the juxtaposition of the village in the buffer area of the World Heritage

Site, to desist from zoning additional zoned land in the preparation of the forthcoming Local Area Plan.

*Positive Interaction with SEOs; Likely to improve the status of the environment*

Objectives

SS OBJ 3 To revisit employment generating uses, namely E1 and E2 land use zoning objectives, in the preparation of individual Local Area Plans and lower level Development Plans having regard to changing nature and requirements of industry and enterprise. The location of employment and enterprise will be informed by the preparation of the Thematic Spatial Strategy for industrial development and enterprise required pursuant to Strategic Objective ECON DEVT SO 1, the examination of land uses at existing and proposed Motorway Interchanges pursuant to Infrastructure Objective INF OBJ 16 and the Economic Strategy.

*Positive Interaction with SEOs; Likely to improve the status of the environment*

## Manager's Report Section 3 – Economic Development

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### Recommendation

Insert new Policy ED POL 10

'To facilitate economic development and growth of employment in the County through support for the implementation of objectives outlined in the Meath County Development Board Strategy 'Le Cheile' in co-operation with the relevant agencies.'

*Neutral Interaction with SEOs; Neutral Interaction with the status of the environment*

### Rural Enterprise

To amend Strategic Objective ECON DEVT SO 1 to;

'To prepare a Thematic Spatial Strategy for industrial development and enterprise which would identify and support the development of areas where significant clusters of power, roads, water and gas could be harnessed to become nationally important areas to accommodate very large scale value added employment while avoiding potential for future environmental and planning conflicts. This process will include the assessment of existing industrial/employment centres outside of established rural areas. In the first instance, the south east of the County will be examined.'

*Positive Interaction with SEOs; Likely to improve the status of the environment*

### Integrated Transport and Land Use Planning

To insert the following Policy into Section 3.1.6 Future Employment, Enterprise & Economic Strategy;

*'The preparation of Local Area Plans and Development Plans for centres located in Dynamic Clusters shall endeavour to match the different mobility needs of businesses with the accessibility of different locations by zoning appropriate lands for people intensive and product intensive uses. In identifying such locations, regard will be had to Table 12 'Matrix Assessing Economic Development Uses Against Location Criteria.'*

*Likely to conflict with the status of the environment [SEOs W1, W2, W4, B2, S1, S2, A4, M1]*

To insert the following Strategic Settlement Objective 'Settlement Strategy SO 2' into Section 2.1.7 County Meath Broad Settlement Structure;

*'To prepare an Integrated Development Framework Plan for Land Use and Transportation for the Clonsilla to Pace Interchange corridor in conjunction with relevant public transportation bodies, the DoEHLG and Fingal County Council. The Integrated Framework Plan shall provide inter alia, the following:*

- i. The appropriate location for additional public transport nodes along the rail corridor;*
- ii. The development potential and appropriate land uses around these public transport nodes; Large trip generators such as major employers*

*Likely to conflict with the status of the environment [SEOs W1, W2, W4, B2, S1, S2, A4, M1]*

### Development at Motorway Interchanges

#### Recommendation

To amend Section 3.1.8 Development at Motorway Interchanges in Chapter 3 Economic Development to include the revised objective INF OBJ 16 together with the assessment

criteria for the selection of possible Motorway Interchanges for development from Chapter 4 Infrastructure.

To amend Policy INF POL 25;

'To facilitate the provision of Motorway Service Stations at appropriate Interchange locations in the County, with the exception of the Blundelstown Interchange having regard to the exceptional value and sensitivity of the Landscape surrounding the Hill of Tara.'

*Likely to significantly conflict with the status of the environment [SEOs B2, S2]*

## **Retail**

Insert the following policy under the heading 'Improving Town Centres' (Page 76)

'Through the Local Area Plan process it is the policy of the Council to promote the optimal development and future use of potential sites in town and village centres, especially redevelopment of brownfield sites or development comprising infill or backland development in an integrated and planned manner.'

*Neutral Interaction with SEOs; Neutral Interaction with the status of the environment, except with regard to SEO C1 (especially archaeology) which the policy has the potential to significantly adversely impact upon especially in heritage towns*

## Manager's Report Section 4– Infrastructure

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### Sustainable Modes of Transport

#### Recommendation:

To include 2 additional Public Transport Policies as follows

*“To support the improvement of the existing Dublin – Drogheda rail service which serves the urban settlements of Laytown and Gormanston and to seek to have the proposed electrification of this rail line extends to Drogheda.”*

*“The Planning Authority shall ensure that the preparation of the revised Development Contribution Scheme adequately provides the needs of public transport. In particular, regard will be had to the provision of bus corridors and lanes, bus interchange facilities (including car parks for those facilities), infrastructure to facilitate public transport, cycle and pedestrian facilities and traffic calming measures commensurate with the needs of the County.”*

*Positive Interaction with SEOs; Likely to improve the status of the environment*

To revise the wording of Public Transport Policy INF POL 9 to read as follows:

*“To co-operate with the Dublin Transportation Office, the Quality Bus Network Office, Bus Eireann, private operators and other appropriate transport bodies in the implementation of an agreed QBN programme and to provide an improved service delivery in the Meath area delivering more sustainable travel patterns at local and regional level.”*

*Positive Interaction with SEOs; Likely to improve the status of the environment*

### Roads Infrastructure

It is recommended that an additional statement be included at the end of INF POL 28 as follows:

*“A Traffic Impact Assessment will be required as part of any development proposal which impacts on an existing junction of a National Route. Any additional works required as a result of the Transport Assessment shall be funded by the developer.”*

*Positive Interaction with SEOs; Likely to improve the status of the environment*

To amend INF POL 23 as follows

*“To safeguard the capacity and safety of National roads by restricting further access onto National Primary roads and National Secondary roads outside of restricted speed limits which correspond with identified development boundaries in line with National Roads Authority policy”.*

*Positive Interaction with SEOs; Likely to improve the status of the environment*

### Interim Water Services Arrangements

To amend Interim Arrangements in Section 4.6 Water Services – Water Supply, Sewerage and Drainage to reflect the following;

The Planning Authority shall only consider such provision where capital funding to provide a permanent solution has been included in the Water Services Investment Programme or where the development is located in a settlement earmarked for significant population growth in the Settlement Strategy of this Development Plan subject to environmental considerations being respected.

This shall be reflected in the introduction to the section dealing with Interim Arrangements and the wordings of INF POL 38 and INF POL 41 shall be amended accordingly.

*Uncertain Interaction with SEOs; Uncertain Interaction with the status of the environment*

## **Water Services**

### **Flood Protection**

#### Recommendation

It is recommended to insert the following policy in relation to "Flood Protection"

*"Development should not itself be subject to an inappropriate risk of flooding nor should it cause or exacerbate such a risk at other locations. Development that is sensitive to the effects of flooding will generally not be permitted in flood prone or marginal areas."*

*Positive Interaction with SEOs; Likely to improve the status of the environment*

It is considered that the Development Assessment Criteria (Section 4.8.4) can be amended to include the recommendations of the OPW.

## Manager's Report Section 6 – Rural Development

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### Gaeltacht Areas

#### Recommendation:

It is recommended that the context provided in Section 6.7.5 be updated to reflect a number of points made by Údarás na Gaeltachta.

To include an additional policy as follows:

In the preparation of the Local Area Plans for Baile Ghib and Rathcairn, that the following fundamental principles should be taken on board:

- To recognise the economic, social and cultural importance of the Irish language in Gaeltacht life
- To recognise developments that could damage the use, visibility and status of the Irish language in Meath and to reduce/prevent their impact.
- To identify methods whereby the Irish language can be preserved;
- To plan an efficient system whereby the aspects of the Gaeltacht environment can be assessed and protected as part of the planning process, including the use of language conditions.

*No Likely Interaction with SEOs; No Likely Interaction with the status of the environment*

### Rural Settlement Strategy

#### Recommendation:

It is necessary to amend a number of policies and objectives in the Rural Development Strategy to reflect proposed amendments in the Settlement Strategy.

### Areas Under Strong Urban Influence

RD OBJ 10	To facilitate the availability of an appropriate level of housing options in <b>Small Growth Towns</b> , on appropriately zoned lands, for persons from the adjoining rural catchment area or from the town or village itself or those who virtue of their employment require to live in the urban centre. In this regard, at least 50% of all housing options in multiple housing schemes (being developments of 4 houses or more) in Small Growth Towns shall be reserved for persons from the adjoining catchment. The Small Growth Towns are Athboy, Enfield, Dunshaughlin, Ratoath, Duleek, Stamullen & Laytown – Bettystown – Mornington East. The adjoining Rural Catchment Area is 10km from the respective settlement or from the parish within which the settlement is located. The Planning Authority will apply the same requirements to an overall development whereby planning permission is sought initially for site development works and individual applications below this threshold are subsequently applied for.
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*No Likely Interaction with SEOs; No Likely Interaction with the status of the environment*

RD OBJ (New)	To facilitate the availability of all housing options in the <b>Key Villages and Villages</b> , on appropriately zoned lands, for persons from the adjoining rural catchment area or from the town or village itself. In this regard, all housing options in multiple housing schemes (being developments of 4 houses or more) in Key Villages and Villages shall be reserved for persons from the adjoining catchment. The Key Villages and Villages in this regard are Longwood, Summerhill, Gormonston, Julianstown, Mornington / Donacarney,
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Donore, Kilmessan, and Kilbride. The adjoining Rural Catchment Area is 10km from the respective settlement or from the parish within which the settlement is located. The Planning Authority will apply the same requirements to an overall development whereby planning permission is sought initially for site development works and individual applications below this threshold are subsequently applied for.

*No Likely Interaction with SEOs; No Likely Interaction with the status of the environment*

### **Strong Urban Areas**

RD OBJ 11 To facilitate the availability of all housing options in the **Key Villages and Villages**, on appropriately zoned lands, for persons from the adjoining rural catchment area or from the town or village itself. In this regard, all housing options in multiple housing schemes (being developments of 4 houses or more) in Key Villages and Villages shall be reserved for persons from the adjoining catchment. The Key Villages and Villages in this regard are Slane, Rathmolyon, Ballivor, Clonard, Kildalkey and Drumcondrath. The adjoining Rural Catchment Area is 10km from the respective settlement or from the parish within which the settlement is located. The Planning Authority will apply the same requirements to an overall development whereby planning permission is sought initially for site development works and individual applications below this threshold are subsequently applied for.

*No Likely Interaction with SEOs; No Likely Interaction with the status of the environment*

### **Low Development Pressure Areas**

RD OBJ 14 To facilitate the availability of an appropriate level (not less than 50%) of housing options in smaller villages, on appropriately zoned lands, for persons from the adjoining rural catchment area. The Planning Authority will apply the same requirements to an overall development whereby planning permission is sought initially for site development works and individual applications below this threshold are subsequently applied for. Smaller villages in this regard are Nobber, Carlanstown, Moynalty, Kilmainhamwood and Crossakiel. The adjoining Rural Catchment Area is 10km from the respective settlement or from the parish within which the settlement is located. The Planning Authority will apply the same requirements to an overall development whereby planning permission is sought initially for site development works and individual applications below this threshold are subsequently applied for.

*No Likely Interaction with SEOs; No Likely Interaction with the status of the environment*

To insert the following in **Low Development Pressure Areas**

#### Development Assessment Criteria

The considerations outlined above in **Rural Areas under Strong Urban Influence** in assessing individual proposals for one off rural housing will also apply to this area type.

## Manager's Report Section 8 – Cultural, Heritage and Landscape Protection

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HER POL 63 'To employ the full extent of the statutory provisions of the Planning & Development Acts and Regulations and all other relevant legislation including the National Monuments Act to ensure the sustained protection of landscapes of exceptional value and sensitivity and in particular to protect the rural character, setting, amenity and archaeological heritage of Brú na Bóinne and the Hill of Tara, and of the surrounding areas including the area in the vicinity of the proposed M3 motorway and its related interchanges.'

*Positive Interaction with SEOs; Likely to improve the status of the environment*

HER POL 53 'To protect archaeological sites, monuments (including their setting), underwater archaeology and peatlands, and objects within the jurisdiction of Meath County Council, including those that are listed in the Record of Monuments and Places or newly discovered sub-surface archaeological remains.'

*Positive Interaction with SEOs; Likely to improve the status of the environment*

HER POL 18 'To ensure that peatland areas which are designated (or proposed for designation) as NHAs or SACs are conserved and managed appropriately to conserve their ecological, archaeological, cultural and educational significance.'

*Positive Interaction with SEOs; Likely to improve the status of the environment*

HER POL 58 'To seek the preservation in situ (or at a minimum, preservation by record) of all designated archaeological sites or objects and their settings.

*Positive Interaction with SEOs; Likely to improve the status of the environment*

HER POL 19 'Further to the designation of sites of geological and geomorphological interest within the County, it is the policy of the Council to protect and conserve such sites from inappropriate development that would detract from their heritage value and interpretation.'

*Positive Interaction with SEOs; Likely to improve the status of the environment*

HER POL 20 'To ensure that where development is permitted, its effect on future designated sites of geological and geomorphological interest is minimised through appropriate conditions and retention of a buffer zone.'

*Positive Interaction with SEOs; Likely to improve the status of the environment*

Insert new policy into Section 8.2.11 Hedgerows

'To recognise the archaeological importance of townland boundaries including hedgerows and promote their protection and retention.'

*Positive Interaction with SEOs; Likely to improve the status of the environment*

### **The Coast**

Insert new policy;

It is the policy of the Council to maintain its beaches along the East Coast to a high standard and develop recreational potential as a seaside amenity in co-operation with the relevant agencies, in order to bring them to a Blue Flag standard.

*Positive Interaction with SEOs; Likely to improve the status of the environment*

## **Draft Landscape Character Types and Areas and Protected Views**

Revise the boundaries of the Boyne Valley LCA and associated boundaries to include the World Heritage Site in its entirety. Consequently, all maps contained within the Landscape Character Assessment (Appendix VI) will be amended.

*No Likely Interaction with SEOs; No Likely Interaction with the status of the environment*

Add additional information to page three of the LCA describing the meaning of designations of International, National, Regional and Local Importance.

To provide an additional map within the Book of Maps accompanying Volume 1 showing existing views and prospects contained within the 2001 County Development Plan together with a list of those views and prospects.

*No Likely Interaction with SEOs; No Likely Interaction with the status of the environment*

To include a new Policy in Section 8.4.2

'To protect from inappropriate development the views identified on the Landscape Character Map 05: Visual Amenity, and the views and prospects as indicated on Map X (to be included as an amendment) and listed below:'

*Positive Interaction with SEOs; Likely to improve the status of the environment*

### **Tara-Skyrne (including Blundelstown Interchange)**

To amend Policy HER POL 63 to read;

'To employ the full extent of the statutory provisions of the Planning & Development Acts and Regulations and all other relevant legislation (including the National Monuments Act) to ensure the sustained protection of landscapes of exceptional value and sensitivity and in particular to protect the rural character, setting, amenity and archaeological heritage of Brú na Bóinne and the Hill of Tara, and of the surrounding areas including the area in the vicinity of the proposed M3 motorway and its related interchanges.'

*Positive Interaction with SEOs; Likely to improve the status of the environment*

To amend Policy INF POL 25;

'To facilitate the provision of Motorway Service Stations at appropriate Interchange locations in the County, with the exception of the Blundelstown Interchange having regard to the exceptional value and sensitivity of the Landscape surrounding the Hill of Tara.'

*Likely to conflict with the status of the environment [SEOs B2, S2]*

## Accepted Notices of Motion

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Settlement Strategy SP3	In all small growth towns, <b>25% of all new multi-house developments</b> , being developments in excess of 4 houses, shall be reserved for persons who are <b>native to the County</b> or those who by virtue or their employment require to live in the urban centre. This will ensure that the development of Small Growth Towns is more closely linked to local rather than to regional residential growth. The Small Growth Towns are Athboy, Enfield, Dunshaughlin, Ratoath, Duleek, Stamullen & Laytown – Bettystown – Mornington East. The Planning Authority will apply the same requirements to an overall development whereby planning permission is sought initially for site development works and individual applications below this threshold are subsequently applied for.
Settlement Strategy SP4	In all key villages and villages, <b>30% of all new multi-house developments</b> , being developments in excess of 4 houses, shall be reserved for persons who are <b>native to the County</b> or those who by virtue or their employment require to live in the urban centre. This will ensure that all multiple house developments shall be provided for local growth only in accordance with the recommendations of the Regional Planning Guidelines for the Greater Dublin Area. The Planning Authority will apply the same requirements to an overall development whereby planning permission is sought initially for site development works and individual applications below this threshold are subsequently applied for.

*Likely to conflict with the status of the environment [A1, A3, A4]*

To amend Table 6 at page 191 of the Managers Report as follows;

Stamullen – Amend 337 (no. of units to meet household targets) to 650, and reduce other settlements in the Slane Electoral Area by 313 units.

*Likely to conflict with the status of the environment [A1, A3, A4, P1]*

To amend Interim Arrangements in Section 4.6 Water Services – Water Supply, Sewerage and drainage to reflect the following:

The Planning Authority shall only consider such provision where capital funding to provide a permanent solution has been included in the Water Services Investment Programme or where in the opinion of the Planning Authority, such capital funding will be included in subsequent Water Services Investment Programme(s) within the life span of this County Development Plan, subject to environmental considerations being respected. Such temporary provision will only be considered in locations which accord with the Regional Planning Guidelines as outlined in the Settlement Strategy of this Development Plan.

Where capital funding to provide a permanent solution has not been included in the Water Services Investment Programme or in the opinion of the Planning Authority is unlikely to be included in subsequent Water Services Investment Programme(s) within the lifetime of this County Development Plan, the Planning Authority will consider proposals to provide permanent solutions. The consideration of such solutions will be restricted to where they facilitate significant population and/or commercial/industrial growth in accordance with the objectives of this County Development Plan and where the scale and location of such growth is such that high quality, sustainable, permanent solutions can be feasibly and affordably delivered to the satisfaction of the Planning Authority.

In all instances,

- Developers to bear full cost of interim solutions;
- Area based rather than site based solutions preferred; and
- In relation to water supply solutions,
  - the adequacy and sustainability of proposed water source must be proved;
  - source protection required;
  - water produced must consistently meet the requirements of the Drinking Water Regulations,
  - provision for security of supply and fire fighting needs is essential,
  - Operational & Maintenance agreements, bonds etc. will be required.

To amend Interim Arrangements in Section 4.6 Water Services – Water Supply, Sewerage and Drainage to reflect the following;

The Planning Authority shall only consider such provision where capital funding to provide a permanent solution has been included in the Water Services Investment Programme or where the development is located in a settlement earmarked for significant population growth in the Settlement Strategy of this Development Plan subject to environmental considerations being respected.

This shall be reflected in the introduction to the section dealing with Interim Arrangements and the wordings of INF POL 38 and INF POL 41 shall be amended accordingly.

*Uncertain Interaction with SEOs; Uncertain Interaction with the status of the environment. Should development proceed appropriate waste water treatment infrastructure then conflicts would be likely with the status of the environment [W1, W2, W4, B2, S1, S2, A4, M1]*

Settlement Strategy SO 1 wording to be amended

"That Dunshaughlin shall be indicated as a Moderate Growth Town in the Settlement Strategy and elsewhere throughout the Draft County Meath Development Plan, and that the appropriate consequential changes shall be made in all relevant text (including the text of the Revised Settlement Strategy, including Settlement Strategy text relating to Strategies SP3 & SP7 including Tables 4.

*No Likely Interaction with SEOs; No Likely Interaction with the status of the environment as the number of housing units allocated to Dunshaughlin over the life of the Plan is unchanged. {However, as Dunshaughlin is primarily expanding in a dormitory nature an increase in the number of housing units allocated to Dunshaughlin over the life of the Plan would be likely to conflict with the status of the environment [W1, W2, B2, B4, S1, S2, A1, A3, A4, A4, M1, P1]}*

**To upgrade Carnaross to a Village and to allocate 40 units previously provided for Kells to Carnaross**

To add Ballinacree to the list of graigs in Appendix II of the Draft County Development Plan.

To add Coolronan to the list of graigs in Appendix II of the Draft County Development Plan.

**To add "Mullagh Lane", Kilmainham** to the list of graigs in Appendix II of the Draft County Development Plan.

*Likely to cumulatively conflict with the status of the environment [W1, W2, W4, B2, S1, S2, A4, M1]*

"No residential developments may take place in open green spaces that are the subject of a deed of dedication or identified in a planning application as open space."

"That areas designated open space/green area as a condition of planning be retained as such and be precluded from any further development to ensure the availability of community facilities for the residents of the area which is subject of the grant of planning permission".

*Positive Interaction with SEOs; Likely to improve the status of the environment*

It is recommended to include the following new policy in the Infrastructure Chapter of the County Development Plan.

'To require that the design of external lighting minimises the incidence of light spillage or pollution into the surrounding environment.'

*No Likely Interaction with SEOs; No Likely Interaction with the status of the environment*

Insert new objective in Section 6.7.4 "Rural Villages & Graigs" to read

The Planning Authority will consider a limited amount of cluster type development in Rural Areas outside of designated graigs for persons who are an intrinsic part of the rural community with strong familial, social and functional ties to the area as set out in Section 6.7.3 (One Off Housing in the Countryside). A cluster type development shall be defined as a maximum of 5 houses for which a local housing co-operative has been formed and subject to site suitability criteria as contained in the Draft Development Plan. Pending the satisfactory operation of a pilot cluster in each of the Electoral Areas, the Planning Authority may consent to the application of this policy on a more widespread basis.

*Likely to cumulatively conflict with the status of the environment [W1, W2, W4, B2, S1, S2, A4, M1]*

To insert a new policy in Section 7.4 "Community Infrastructure in Co. Meath"

"The Planning Authority will strive for meaningful consultation with community groups and youth agencies in the development of any significant public space that occurs with Large and Moderate Growth Towns and in particular in relation to the Local Authority's own development."

*No Likely Interaction with SEOs; No Likely Interaction with the status of the environment*

To insert a new policy in Section 7.4 "Community Infrastructure in Co. Meath"

"The Planning Authority shall seek the efficient delivery of community and social facilities commensurate with the needs of the resultant resident population and that these facilities are developed contemporaneously with residential development. The preparation of Local Area Plans and Framework Plans assisted by the Residential Estate Guidelines (when prepared) shall provide for the delivery of such facilities."

*No Likely Interaction with SEOs; No Likely Interaction with the status of the environment*

Insert new objective in Section 8.2.16 Public Rights of Way to read

"The Planning Authority shall engage with external bodies to seek to obtain internal and external resources to complete a list of existing public rights of way within two years of the adoption of this plan. This list will be accompanied by detailed mapping showing public rights of way and that appropriate signage will be put in place."

*No Likely Interaction with SEOs; No Likely Interaction with the status of the environment*