

**Dunboyne/Clonee/Pace
Draft Local Area Plan
2009 - 2015**

PROPOSED AMENDMENTS



MEATH COUNTY COUNCIL

JULY 2009

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PROCESS TO DATE

- The Draft Local Area Plan for Dunboyne/Clonee/Pace and Environment Report were on public display from 16th March to 27th April 2009.
- The Draft LAP was referred to the prescribed bodies in accordance with the Planning and Development Act, 2000 as amended.
- A Manager's Report was prepared outlining the Managers' response and recommendation to the 68 submissions received as a result of the public display period.
- The Manager's Report was presented to Meath County Council at a meeting on 25th May 2009.
- Having considered the Draft Local Area Plan and the Manager's Report on submissions received as a result of the public display period Meath County Council, on 6th July 2009, resolved to amend the Draft Local Area Plan.
- As the amendments constitutes a material alteration to the draft Local Area Plan the proposed amendments are required to be placed on public display for a period of not less than 4 weeks in accordance with Section 20 (3) (e) (i) of the Planning and Development Act, 2000 as amended.

DISPLAY OF AMENDMENTS TO DRAFT LOCAL AREA PLAN

The proposed amendments to the Draft Local Area Plan are available for inspection at the following locations:

- Planning Department, Abbey Mall, Abbey Road, Navan.
- Meath County Library / Navan Branch Library, Railway Street, Navan.
- Dunshaughlin Area Office, Dunshaughlin.
- Dunboyne Branch Library, Castle View, Dunboyne.
- Royal Meath Pitch 'n' Putt Club, Main Street, Clonee, Co. Meath.
- www.meath.ie

PROPOSED AMENDMENTS

The proposed amendments to the Draft Local Area Plan involve amendments to the text of the Draft Plan. These are laid out in this document following the chapter headings in the draft plan.

The proposed amendments to the Draft Local Area Plan involve amendments to the Draft Plan maps. Amended maps are also included.

MAKING A SUBMISSION /OBSERVATION

Meath County Council hereby invites any interested parties to make submissions in respect of the proposed amendments to the undersigned before 3.30 pm on Monday 17th August 2009. Any submissions or observations so made will be taken into consideration by the Council before the making of the Local Area Plan. Submissions or observations in electronic format can be e-mailed to planningsubmissions@meathcoco.ie before 3.30pm on Monday 17th August 2009.

Please make your submission by one medium only i.e. in hard copy or email. This will avoid the duplication of submission reference numbers and will streamline the process. Your assistance on this issue is appreciated. All submissions to be clearly marked 'Amendments to the Local Area Plan for Dunboyne/Clonee/Pace'. Please submit two copies of your submission.

Copies of the amendments are available for purchase from the Planning Department, Abbey Mall, Abbey Road, Navan, Co. Meath. Please contact Lynda Thornton @ 046 9097566 or lthornton@meathcoco.ie.

NEXT STEPS

When the display period of the proposed amendments to the Draft Local Area Plan is complete, the Manager will prepare a Manager's Report on any written submissions or observations received on the amendments received within the display period. This Report will include the Manager's response to the issues raised concerning the proposed amendment to the Draft Plan. The Report will be submitted to the Elected Members their consideration. The members then have a further 6 weeks to consider this report and after consideration resolve to make, amend or revoke the plan.

In accordance with Section 20 (3) (h) (i) of the Planning and Development Act 2000-2002, the Elected Members are restricted, in the plan making process, to considering the following:

- Proper planning and sustainable development of the area;
- Statutory obligations and
- Any relevant policies or objectives of the Government or of any Minister of the Government.

TEXT AMENDMENTS

1. Amend RES POL 1 in Section 4.1.1 of LAP as follows:

(Amended text in bold italics)

RES POL 1

Provide for the integration of new housing into the natural and built environment in a manner that ***protects the amenity of existing residential development in the vicinity and*** makes a positive contribution to the overall environment in the locality.'

2. Insert new Objective RET OBJ 1 in Section 4.2.4 of LAP as follows:

Retail Objectives

RET OBJ 1

A unitary framework plan for the designated level 2 centre at Pace will proceed in a timely fashion and will address land use, transportation, connectivity, urban design, recreation, implementation issues. Delivery of the centre shall be time lined and co-ordinated in tandem with infrastructural provision across the Corridor Area. In order to achieve the future target of 15,000 population within the life time of this LAP, it shall be a grounding objective of this plan to encourage development in a sustainable, co-ordinated and efficient manner where such development is facilitated and accompanied by the required infrastructure and services.'

3. Amend RET POL 5 in Section 4.2.4 of LAP as follows:

(Amended text in bold italics)

RET POL 5

Framework Plan for the emerging preferred location for future Level 2 Centre:

To facilitate development in accordance with an approved Framework Plan whose objectives will be the phased provision of the following:

- retail floorspace and associated facilities to include some high density ***and other appropriate*** residential development commensurate with population growth in the Local Area Plan period having regard to the commitment in the Regional Planning Strategy for Dunboyne to grow from a Level 3 to a Level 2 Centre gradually over a 15 – 20 year timeframe;
- high end office based employment uses at levels commensurate with its location and proximate to a ***multi modal*** public transport interchange;
- provision of a pedestrian and cycle route over the M3 to lands to the east subject to the agreement of the National Roads Authority.

The Framework Plan and final selection of the preferred location for future Level 2 Centre will also be subject to the ongoing IFPLUT, the 2007 – 2013 County Development Plan (as may be varied), the 2013 – 2019 County Development Plan, the Regional Planning Guidelines Review and the 2008 – 2016 GDA Retail Strategy.'

4. Insert additional sub section, sub section 4.3.2, in section 4.3 Employment & Economic Development of the LAP as follows:

'4.3.2 Prevention of Major Accidents

A number of industries in Ireland are affected by the EU Seveso II Directive (96/082/EEC). This Directive seeks to prevent major industrial accidents involving dangerous substances and to limit the consequences of accidents on people and the environment. In this LAP, the focus is to ensure that:

- proposals for new establishments at risk of causing major accidents;
- proposals for the expansion of existing establishments designated under the directive; and
- other developments proposed near to existing establishments,

are all taken into account the need to prevent major accidents involving hazardous substances and safeguard both the public and the environment.

There are three sites within the Damastown area within Fingal County Council adjacent to the LAP boundary, one of which is a notified upper tier Seveso site, and two notified lower-tier Seveso Site. While these sites are located outside the development boundary of LAP, it is important to note that some restrictions apply to proposed land uses in the surrounding area of a designated Seveso site, as identified by the Health and Safety Authority. While each Seveso site incurs differing restrictions, generally, the closer a proposed development is located to a Seveso site, the more land use occupation and density restrictions will apply. The Health and Safety Authority have established generic 'consultation distances' for new development in proximity to a Seveso site. For each of the sites in the Damastown area, a consultation distance of 1,000 metres will apply. These consultation areas extend into the LAP area in the Portan area.

Development Assessments Criteria

In the assessment of planning applications for new development involving hazardous substances, the Council will have regard to:

- the SEVESO Directive and Major Accident Regulations;
- HSA generic land-use planning advice;
- potential adverse impacts on public health and safety, and
- the need to maintain appropriate safe distance between residential areas, areas of public use and areas of particular natural sensitivity.

Please refer to Section 3.4 of Meath Council Development Plan 2007-2013 for policies that apply in relation to the prevention of Major Accidents (Control of Major Accident Hazards Involving Dangerous Substance) legislation; where modification of existing establishments are required and where new development is proposed within the vicinity of an existing establishment i.e. within 1,000 metres.'

5. Insert new policies in sub section 4.3.2 of LAP, renumbered as sub section 4.3.3, as follows:

EMP POL 6: Reducing the Risk of Major Industrial Accidents

To comply with the Seveso II Directive in reducing the risk and limiting the potential consequences of major industrial accidents.

EMP POL 7: Future Major Hazard Establishments

To maintain appropriate distances between future major accident hazard establishments and residential areas, areas of substantial public use and areas of particular natural sensitivity or interest.

EMP POL 8: Proposals for New Seveso Sites

To have regard to the advice of the Health and Safety Authority when proposals for new SEVESO sites are being considered

6. Insert new Objectives EMP OBJ 6, EMP OBJ 7, EMP OBJ 8 and EMP OBJ 9 in sub section 4.3.2 of LAP and renumber as sub section 4.3.2 as follows:

EMP OBJ 6

To provide a single landmark building of significant architectural merit to replace the existing Herbal Medicine facilities in Dunboyne. This building shall be accommodated on lands, outside the designated Flood Plain lands, identified on the land use zoning map.

EMP OBJ 7

It is a requirement of the LAP that the development of the employment generating lands at Portan, Clonee identified on Map 1 will be subject to the provisions of a Framework Plan to be agreed with the Executive of the Planning Authority and specific servicing and access arrangements set out in the Movement Section of this LAP.

EMP OBJ 8

To provide for strategic employment use predominantly for high end office development on lands adjacent to lands identified as the emerging preferred location for future Level 2 Centre at Pace on a phased basis within the LAP period identified on Map 1.

EMP OBJ 9

To provide a single landmark commercial building of significant architectural merit on lands at Pace identified on Map 1.

7. Amend Section 5.3 of LAP as follows:

Amend MOV POL 10 as follows:

(Amended text in bold italics)

MOV POL 10

To facilitate the provision of a road linkage from the Dunshaughlin Road (R583) ***to the Dunboyne Western Distributor Road*** in conjunction with the development of the 'E1' lands at his location.'

Insert the following paragraph at the end of Section 5.3:

'Funding of Clonee/Castaheany Junction Upgrade

All of the above proposals (excluding works to N3 mainline) are dependent upon appropriate statutory approvals being obtained and funding being available. Where private sector development proposals are predicated upon or require the acceleration of implementation of these proposals, to the extent appropriate, the particular development concerned shall be required to provide funding or part funding for such implementation. This funding, required in accordance with Section 48 (2) (c) of the Planning and Development Act 2000 would not be included in and considered for off sets against the standard development contributions which are required pursuant to the County Meath Development Contributions Scheme 2004 or as may be subsequently reviewed/amended and will not be considered in the context of a separate Section 49 Contribution Scheme for the corridor.'

8. Amend MOV POL 35 in Section 5.4 of LAP as follows:

(Amended text in italics)

MOV POL 35

To implement the transportation policies and objectives set out in the Integrated Action Area Plan for Lands East of the Railway Line, Dunboyne as determined by the Local Authority in conjunction with development of these lands. In particular ***the phased implementation of the*** 5 no. pedestrian connections over the railway line will be pursued ***having regard in each instance to the protection of the amenity of existing residents in the vicinity of these connections.*** The pedestrian connection shown between the lands east and west of the railway line at Cell 5 will be pursued in the context of Condition 13 of the Rail Order NA0001.'

9. Amend Section 5.6 of LAP as follows:

Insert the following Movement Objectives at the end of section 5.6:

'Movement Objectives**MOV OBJ 1**

To implement the Strategy for National Road Improvements along the N3 from the tie in point of the M50 junction as upgraded to Littlepace Junction as agreed between Meath County Council, Fingal County Council and the National Roads Authority.

MOV OBJ 2

To implement, in consultation with the National Roads Authority, the upgrade of the Clonee/Castaheaney junction, as follows:

- Two new slips constructed at the Clonee Bridge to allow traffic merge onto the N3 eastbound and to allow N3 westbound traffic to exit at Clonee;
- Roundabouts at the junction to be enlarged as appropriate;
- Provision of a second bridge beside the existing Clonee bridge to accommodate a dual carriageway link between the junction roundabouts;
- These improvement works should be designed so as to allow Clonee Bridge be a potential location for their connection of the N2-N3 Link Road to the N3 and to allow the Link Road to continue on to the N4 corridor;
- These improvement works should be designed so as to allow Castaheaney Bridge to revert back to two ways.

Please refer to Map No. 3.

MOV OBJ 3

The Local Roads Layout for the employment generating lands at Portan to the north east of the Clonee Bridge shall generally adhere to the layout shown on Map No. 3 Clonee, which roads layout has been agreed with the National Roads Authority and Fingal County Council. The Local Roads Layout shall make provision for connectivity between the subject lands and the adjoining industrially zoned lands at Damastown in the administrative area of Fingal County Council.

MOV OBJ 4

The Local Authority shall co-operate with Fingal County Council to achieve road connections between the employment generating lands at Portan, Clonee and the adjoining industrial development at Damastown. The development of the employment generating lands at Portan, Clonee shall ensure that the provision of such connectivity (or the reservation of lands to provide such connections) as part of their development proposals for the subject lands. Meath County Council is committed to use the statutory powers conferred under Section 212 of the Planning and Development Act 2000 to provide such connections within the administrative area of Meath County Council.

10. Amend Section 9.3.7 of LAP as follows:

(Amended text in bold italics)

'The emerging preferred location for future Level 2 Centre:

In relation to the content and timeframe to which a Framework Plan applies, the Framework Plan for the emerging preferred location for the future Level 2 Centre will consider the development of this area beyond the timeframe of this LAP, over a 15 – 20 year timeframe as set out in the GDA Retail Strategy and in accordance with the draft IFPLUT, Meath County Development Plan 2007 – 2013, the 2013 – 2019 Meath County Development Plan and the Regional Planning Guidelines Review. This will also apply to assessment of linkages to the area which will be considered under a separate Framework Plan and under future LAP's. The Framework Plan will also assess this location for the inclusion of high end office development and some high density *and other appropriate residential development commensurate with its location and proximity to a multi mode public transport interchange* in the interest of the sustainable and long term development of the Corridor to reflect the need for flexibility of future land uses at this location as set out in Meath County Council's Précis of Evidence on behalf of Meath County Council for the Oral Hearing into the Dunboyne M2 Commuter Rail Order 2007.'

Insert an additional paragraph at the end of section 9.3.7 as follows:

'Employment lands at Portan, Clonee.

The requirement for a Framework Plan for these lands arises from their extent, 92 hectares (228 acres), their strategic importance in facilitating employment uses in the LAP area and the attendant significant requirements in terms of service and roads infrastructure. The Framework Plan will be in the form set out above.'

11. Amend Table 9.2: Zoning Matrix as follows:

Insert Veterinary Surgery as a specific land use in the Zoning Matrix.

Use/Zone	A1	A2	A3	A4	B1	B2	B3	B4	C1	E1	E2	E3	F1	G1	H1	GB
Veterinary Surgery	O	O	X	O	A	A	O	X	O	X	X	X	X	X	X	O

Include Industry (Light) and Warehousing as 'will normally be acceptable' land uses, from 'open for consideration', in the zoning matrix for 'E2' "General Employment" Zoning Objectives and Visions (amendments in bold italics).

Use/Zone	A1	A2	A3	A4	B1	B2	B3	B4	C1	E1	E2	E3	F1	G1	H1	GB
Industry (Light)	X	O	X	X	X	X	X	X	O	A	A	O	X	X	X	X
Warehouse	X	X	X	X	X	X	X	X	X	A	A	X	X	X	X	X

LAND USE ZONING MAP AMENDMENTS

No.	Location	Objective in Draft LAP	Proposed Amendment
1.	c. 0.56 hectare site to the south of the R156 to the east of the railway line in Dunboyne. (Map 2)	Objective F1: Open Space	Objective A4: new mixed use development to include residential, retail and community facilities, neighbourhood facilities and employment uses utilising higher densities in accordance with approved Framework Plans and subject to the provision of the necessary infrastructure.
2.	Land to the north west of the junction of the N3 and the R156 to the east of Dunboyne (Map 2)	Objective GB: Green Belt	Insert notation reference to EMP OBJ6.
3.	4.24 hectares of agricultural land c.1.2 kilometres from Dunboyne town centre east of Rooske Road. (Map 2)	Not zoned	Objective A4: new mixed use development including residential, retail and community facilities, neighbourhood facilities and employment uses utilising higher densities in accordance with approved Framework Plans and subject to the provision of the necessary infrastructure.
4.	Two parcels of land to the north of Dunboyne west of railway line (Map 2)	Not zoned	Objective A4: new mixed use development including residential, retail and community facilities, neighbourhood facilities and employment uses utilising higher densities in accordance with approved Framework Plans and subject to the provision of the necessary infrastructure

5.	Land to the north west of Dunboyne town centre between the proposed new distributor road and the Dunboyne by-pass. (Map 2)	Not zoned	Objective E1: To provide for industrial and related uses subject to the provision of necessary infrastructure.
			Revise alignment of major distributor/new roads objective.
			Extend LAP boundary to include lands.
6.	Tolka River Valley to the west of Dunboyne town centre. (Map 2)	Not Applicable	Amend the notation used to indicate the extent of available flood mapping on Maps 1 and 2 to avoid any confusion with lands proposed to be zoned objective 'G1'
7.	Two sites within St. Finian's Diocesan Trust Lands to the north and east of Dunboyne town green between Main Street and the Navan Road. (Map 2)	Objective G1: community, recreational and educational	Objective B1: To protect and enhance the special physical and social character of the existing town centres and to provide for new and improved town centre facilities and uses.
8.	Two areas to the north and south of Station Road totaling 3.8 hectares (Map 2)	Objective A4: new mixed use development including residential, retail and community facilities, neighbourhood facilities and employment uses utilising higher densities in accordance with approved Framework Plans and subject to the provision of the necessary infrastructure.	Objective GB: To maintain an effective greenbelt between Dunboyne and Clonee.

9.	Lands to directly adjoining the proposed Rail Station and adjacent Interchange at Pace around proposed Framework Plan area for the phased development of a major town centre. (Map 1)	Not zoned	WL (White Lands): To provide for strategic employment use predominantly for high end office development, to be developed on a phased basis within the plan period.
10.	7.7 hectare site adjacent Bracetown Business Park, the Kennedy Abrasives industrial plant, Hub Logistics Park and a petrol filling station. (Map 1)	Not zoned	Objective E2: To provide for light industrial and industrial office type employment in a high quality campus environment subject to the provision of necessary physical infrastructure.
11.	c. 4.25 hectare site to the north west of the Pace Interchange consisting of a field and a house. (Map 1)	Not zoned	WL (White Lands): To provide for strategic employment use predominantly for high end office development, to be developed on a phased basis within the plan period.
			Insert notation reference to EMP OBJ9.
12.	c. 40 hectare site adjoining Bracetown Business Park partly in industrial use (The Hub Logistics Park) and partly in agricultural use. (Map 1)	Not zoned	Objective E2: To provide for light industrial and industrial office type employment in a high quality campus environment subject to the provision of necessary physical infrastructure.
13.	Two sites (3.07 hectares and 11.3 hectares) to the north of the landbank of 'E2' lands north of Clonee. (Map 3)	Not zoned	Extend LAP boundary to include the sites.

14.	c. 39.65 hectares (97.9 acres) of land to the north of lands at Portan, Clonee to the north of the N3 National Primary Route and Clonee village. (Map 3)	Objective E2: General Employment: To provide for light industrial and industrial office type employment in a high quality campus environment subject to the provision of necessary physical infrastructure.	Objective E1: Industrial and related uses subject to the provision of necessary infrastructure.
			Insert notation EMP OBJ 7, which requires development to be subject to the provisions of an approved Framework Plan.
15.	Lands at Portan, Clonee (Map 3)	Not Applicable	Insert consultation zone extents from Seveso sites in Damastown, Mulhuddart within Fingal County.