

Settlement Strategy

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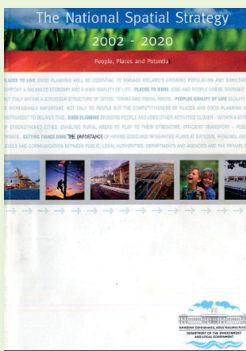
Settlement Strategy

2.1.1 Context

Whilst Development Plans are the fundamental planning document for the county, the Planning and Development Acts 2000 - 2006 placed their formulation within a national and regional spatial framework. The *National Spatial Strategy* and the *Regional Planning Guidelines for the Greater Dublin Area* are the two primary strategies, which the review of the County Development Plan has had regard to.

2.1.2 National Spatial Strategy 2002 - 2020

The National Spatial Strategy (NSS) sets out an 18 year planning framework designed to achieve a better balance of social, economic and physical development and population growth in Ireland.

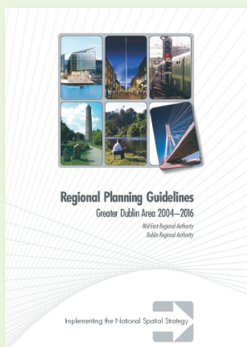


The aim of the NSS is to improve the quality of life of all citizens, bringing jobs closer to where people live, improving our environment and building a strong sustainable economic future for ourselves and our children.

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 (GDA) 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 to 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



To give effect to the NSS, Regional Planning Guidelines (RPGs) 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 is prepared 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. The purpose of the Strategic Green Belt is that such land is 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. This will assist in 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 RPGs 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 RPGs for the GDA;
- Include a short statement outlining high level aims for Navan (and Drogheda) as primary development centres and for Ashbourne, Dunboyne / Clonee / Pace Corridor, 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 RPGs for the GDA, and ;
- Illustrate the overall strategic approach with maps and diagrams, for example by reproducing the key strategic maps from the RPGs for the GDA.

Taking the Regional Planning Guidelines for the Greater Dublin Area into Account, the preparation of this 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 RPGs have been a primary input into the background research process and initial setting out of issues in the preparation of this development plan.

In setting out detailed objectives, Meath County Council has strived for maximum consistency between the objectives and policies of the RPGs 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 RPGs 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 RPGs including land use and transportation issues;
- The degree to which the housing strategy fits with the RPGs 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 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 RPGs with a particular emphasis on public transport.

2.1.4 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 2002 Census of Population. 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 1996 - 2002 was the highest experienced by any Irish County over the same period. The overall population increase in the State over the same period was 8.0%. The population growth was accounted for by natural increase 6,402 persons (26.4%) and estimated net migration 17,802 (73.6%).

Table 1: Population Increase in Urban Centres 1996 – 2002

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 1 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, accounted for 88.6% of the overall population increase experienced in 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 – Mornington (52%).

The Preliminary Report for Census 2006 was published on July 19th 2006. These preliminary figures are based on population summaries prepared by Census Enumerators. The definitive population results, based on the scanned Census Forms, will be released between April and December 2007. The Preliminary Results indicated a population of Co. Meath of 162,621 persons in April 2006.

The population of County Meath has increased by 28,616 persons in the four years since 2002. This represented a growth rate of 21.4% over the recorded 2002 population, second only to Fingal nationally where the growth rate was slightly higher at 22.1%. Meath has grown from a population of 109,732 persons in 1996 to 162,261 persons in 2006. This equates to an increase of 48% over a 10 year period. This is a staggering growth rate.

The rate of positive natural increase (births minus deaths) in Co. Meath was recorded at 12.5 per 1,000 of average population. This is one of the highest national natural increase figures reflective of the young age profile of the County. By deducting the natural increase in population at county level from the corresponding population change data, it is possible to derive county net migration figures. These figures represent the net movement of all persons into the county from elsewhere in Ireland and from abroad and out of the county to elsewhere in Ireland and abroad. The estimated net migration to Meath between 2002 – 2006 was recorded at 35.7 per 1,000 of average population. This was the highest recorded rate of estimated net migration in the country.

No information has been published with regard to the level of growth that was experienced by individual development centres. The Preliminary Census Results only indicates the level of growth experienced by DED's over the inter censal period.

The ten DED's which experienced the highest rates of population over the 2002 – 2006 period are as follows :

Table 2: Meath DED's with the Highest Rates of Recorded Population Growth 2002 - 2006

Rank	DED	Change in Population	Urban Centres
1	Navan Rural (part)	5,176	Navan
2	St. Mary's (part)	3,250	Drogheda, Donacarney & Mornington East
3	Ratoath	3,048	Ratoath
4	Julianstown	2,475	Laytown, Bettystown & Julianstown
5	Stamullen	1,493	Stamullen & Gormonston
6	Duleek	1,419	Duleek
7	Innfield	1,217	Enfield
8	Donaghmore	1,158	Ashbourne (part of west Ashbourne in Kilbrew DED)
9	Trim Rural (part)	1,069	Trim
10	Ceannanus Mór Rural (part)	1,023	Kells

It is clear from Table 2 that the level of growth experienced in the small growth towns of Ratoath, Laytown / Bettystown / Mornington East, Stamullen, Duleek and Enfield over the past 4 years is not taking place in accordance with the existing and proposed Settlement Hierarchy. This growth is taking place at locations where there is marginal additional water services capacity, little or no high capacity in public transport and major pressure on social facilities such as schools.

2.1.5 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, equates 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 2002 - 2005, an additional 14,047 households (average of 3,161 net additional households per annum) were constructed in the County. The preliminary Census of Population results indicate that the population has increased by 28,616 persons over the similar period.

It is clear 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 comprise 8.9% of the total, up from 8.7% in 2002.

In fact, in the period April 2002 to April 2006, the GDA grew by 126,000 persons or an annual rate of some 31,500 persons, which if it continues unchecked, would result in a population of 1.787 million people in the GDA by 2010. 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.

The DoEHLG have reviewed the population projections contained in the National Spatial Strategy and the Regional Planning Guidelines in light of the 2006 Preliminary Census Results. The NSS contained two national population projections to 2020, one based on current trends and the other based on a strong economic growth scenario.

- 1) The current trends projected a population for the State of 4.35 million by 2020 with 1.9 million people in the GDA, and;
- 2) The strong economic growth scenario projected a population for the State of 5.03 million by 2020 with 2.2 million people in the GDA.

The RPGs were in turn based on the more conservative of these projections, namely the current trends scenario, which appeared as the more likely of being realised at that time.

Having regard to the 2006 Preliminary Census Results and the regional population projections which the CSO published in 2005, it is now apparent that the NSS "current trends" projection of 4.35 million by 2020 no longer looks realistic. It is now clear that strong economic growth is continuing to drive record high rates of in-migration. Whilst the growth of some regions has been impressive, the spatial distribution of the increase in population in the period 2002 – 2006 would appear to be more consistent with a spill-over effect from Dublin rather than a realisation of the NSS strategy.

The recent publication by the DoEHLG 'National and Regional Population Projections' in February 2007 acknowledges that the population projections contained in the NSS and the RPGs are outdated as population growth continues to expand rapidly. The document assumes a population projection of 5.334 million for 2020, whereas the NSS catered for a population of just 4.4 million. The new DoEHLG publication provides that within the GDA, a re-balancing of future growth will take place such that the decline in the Dublin's region relative share of GDA growth is slowed and the rapid relative growth in the Mid East region is moderated. Table 7 of the 'National and Regional Population Projections' projects the population of the Mid East Region to grow from the 2006 figure of 475,026 people to 601,920 people by 2020. The Preliminary Census of Population 2006 results indicated that the population of the Mid East region was recorded at 475,026 persons compared to the RPGs 2010 population projection of 460,927 persons. The 'National and Regional Population Projections' project a population of the Mid East Region of 537,033 by 2011. It is clear that the RPG household and population projections are no longer realistic and are currently being reviewed by the Regional Authorities.

Table 3: Planning Commitments (as of 15th February 2007) including houses under construction in each of the Electoral Areas

Measure	Dunshaughlin	Kells	Navan	Slane	Trim	Total
Planning Permissions Granted	2,310	415	1,064	2,066	1,304	7,159
Houses Under Construction	1,251	400	445	1,086	963	4,151
Gross to Net Adjustment	3,347	766	1,418	2,963	2,131	10,631
Assumed Incremental Density	2	2	2	2	2	
Population Resulting	6,694	1,532	2,836	5,926	4,262	21,250
Decline in Occupancy (3 yrs)	361	82	151	320	228	1,147
Total Population in Three Years	6,333	1,450	2,685	5,606	4,034	20,108

A further indication that the rate of population growth suggested by the RPGs is no longer tenable, is provided by an examination of existing planning commitments. These are set out in Table 3. 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 182,000, probably within three years. This trend is unstoppable. This result is predicated upon an overall household size in 2009 of some 2.694 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 2.96.

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 11,592 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 are satisfied that the number of households in the County has already exceeded this figure.
- 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 expected over the next three years. There were 4,151 households under construction in urban centres and extant planning permission for a further 4,026 households as of June 2006. Meath County Council have granted a further 3,138 houses in multiple house developments between 30/06/2006 and 15/02/2007 with a further 569 units granted by the Planning Authority on appeal to An Bord Pleanála. This excludes data on one off housing outside of zoned lands.
- There will be a significant alteration in 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 County Meath. It is safer, therefore, to project housing rather than population targets in the first instance.
- The population and household projections contained in the Regional Planning Guidelines for the Greater Dublin Area and indeed the National Spatial Strategy require to be updated in line with the 'National and Regional Population Projections 2006 – 2020' and the 2006 Census of Population figures once published.
- Channelling the regionally derived growth of house completions to the locations identified in the Settlement Strategy can only be accomplished gradually. It will be the second half of the plan period (2010 – 2013) before demand management measures become evident in this regard.

It is clear that it is 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.

2.1.6 Population & Household Projections

To recap, 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 were 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 and Draft Development Plan Guidelines 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.

As evident from the preceding section, the population of Co. Meath was recorded at 162,621 persons on April 27th, 2006 and represents an overrun of 11,592 persons on the RPGs 2010 population allocation. This overrun has also been reflected at the regional level with the population of the Mid East region recorded at 475,026 persons compared to the RPG's 2010 population projection of 460,927 persons. It is clear from the preliminary 2006 Census Results that the population projections for the Mid East Region have been surpassed 4 years earlier than was predicted.

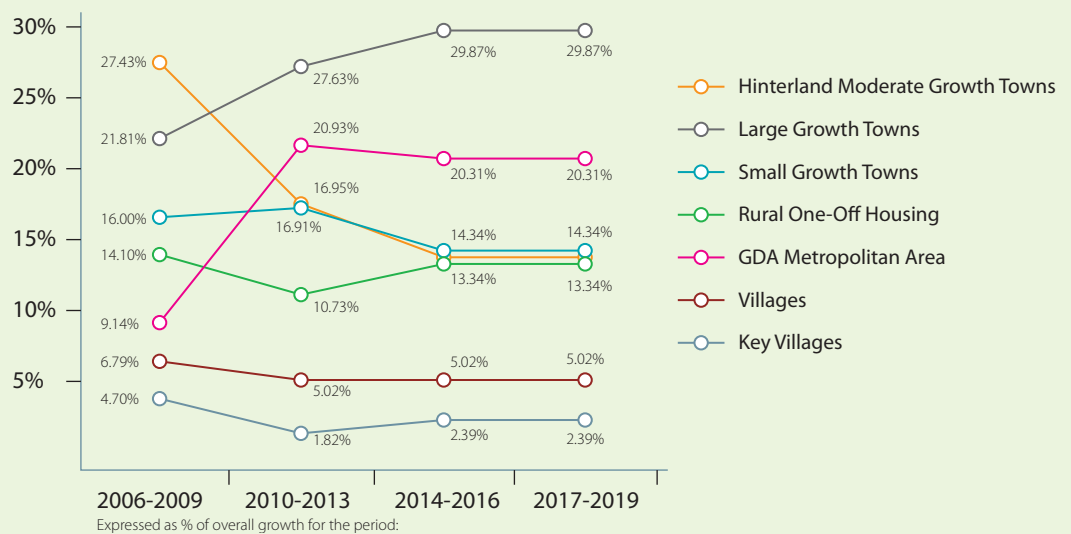
The Planning Department have prepared a population and household projection for the period of the Development Plan to 2013. The Planning Department have worked with the DoEHLG in clarifying the likely population horizon for the County as part of their publication of the 'National and Regional Population Projections 2006 - 2020'.

For the purposes of this projection, it is assumed that the population of the GDA would continue to exhibit strong growth but in a more spatially consolidated manner. Within the GDA, improving housing supply and the impact of Transport 21 and market preferences for Transport 21 served locations would mean that the recent decline in the share of the Dublin region's population as a percentage of the GDA population would slow over the period to 2020. Conversely, the rate of increase in the Mid East's proportionate share of the GDA population would slow initially and then hold constant as housing supply within Dublin picks up and transportation and water services infrastructure issues focus major new development into the key RPG development centres identified in the Mid East region. The resultant development scenario for Co. Meath integrates the existing development trends which are unfolding across the County which are primarily developer driven with the emergence of a plan led approach espoused through the RPGs and Transport 21 context which emerges in the second half of the Development Plan period and beyond.

Recognising the existing momentum of development and commitments by the Planning Authority with the need to channel and structure growth in the future primarily at Transport 21 served locations, the realistic population horizon is of the order of 210,000 people by 2013. In agreeing to set the population projection of the County at 210,000 persons by 2013, the Planning Authority reserved the allocation of 3,000 population which shall be directed to strategic centres on existing residentially zoned lands over the life of the Development Plan. This headroom is to ensure flexibility in realising individual objectives contained in existing Local Area Plans and Written Statements & Detailed Objectives for Towns and Villages (Volume II).

For the purposes of the detailed calculations / allocations contained in the Settlement Strategy and Housing Strategy in this Development Plan, the population target for Co. Meath is 207,000 persons and the household target for the period up to and including 2013 is 32,853 additional household units (27,874 net additional households formed).

Figure 1: Indicative Destination of Residential Growth over next 2 Development Plan Periods



The NSS emphasises that regional and local authorities need to be agile in monitoring and taking account of the latest trends in terms of population, housing and other indicators and that a “plan – monitor – adjust” approach is adopted. Local planning needs to take account of and respond to current trends in estimating the quantum of development to be planned for, while remaining fixed on delivering the overall spatial policy structure set out in the NSS and RPGs. This Development Plan ensures that such an approach is enshrined in the adopted policy content contained therein.

For the purposes of a longer term projection beyond the next Development Plan period which would indicate the strategic direction of growth in the County in the longer term and would assist in physical infrastructure planning, the Planning Department have projected to 2019, which corresponds with the next two Development Plans periods. The Planning Department estimate, that subject to continued economic growth in the economy, continued levels of immigration into the County and continued buoyancy in the housing market, that the population could be in the region of 230,000 – 235,000 persons depending on the average occupancy that is applied by 2019. The Planning Authority estimates that subject to infrastructural constraints being overcome, that an additional 33,480 additional household units (27,475 net additional households formed) would be formed in the 2013 – 2019 period. This strategic projection is subject to constant monitoring and review. Figure 1 indicates the destination of this residential growth over the next two development plan periods.

2.1.7 County Meath Broad Settlement Structure

The 2001 - 2007 Meath County Development Plan contained 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 servicing 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 - 2007 County Development Plan, the NSS and RPGs have proposed a settlement hierarchy for the Greater Dublin Area. Building on the 2001 - 2007 County Development Plan, the NSS and the RPGs for the GDA, the following is the County Meath Settlement Structure for this Development Plan. This is shown on Map 2.1.

Table 4: County Meath Settlement Strategy

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

The Settlement Strategy aims to locate population growth and channel development in line with the principles of the NSS and RPGs. This includes:

- The promotion and channelling of development in the first instance to Navan, Drogheda Environs and the Dunboyne / Clonee / Pace Rail Corridor which are the three major designated areas of growth in the county. These centres are identified to accept the majority of the County's share of regional growth going forward and will continue to accommodate a significant level of immigrants, primarily from the Dublin region;
- The continued development of Ashbourne on a sustainable basis will also be pursued along with the development of the environs of both Kilcock and Maynooth which are located in a Primary Dynamic Cluster in the Metropolitan Area of the GDA. The continued development of Kells and Trim will be balanced with the protection of the inherent qualities of these Heritage Towns which may limit the quantum and scale of development which these centres can assimilate;
- The Development Plan has identified Dunshaughlin as a Moderate Growth Town in the Settlement Strategy and pending the recognition of this designation in the review of the

Regional Planning Guidelines for the Greater Dublin Area, the Planning Authority will revisit the quantum and scale of additional residential households allocated to Dunshaughlin;

- It is accepted that the quantum and scale of household development that is being allocated to the Small Growth Town of Laytown – Bettystown – Mornington East is excessive. However, the majority of this allocation has already been committed to in the form of extant planning permission prior to the adoption of this Development Plan. This will be controlled in the longer term, and;
- The Development Plan provides for 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 207,036 at the end of 2013, an increase of 44,775 persons on the recorded 2006 population of the County and a net increase in the number of households of 32,853 (absolute increase of 27,874 households).

Table 5: Population & Household Projection for the Plan Period

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	160,799	55,030	2.922	3,345	3,011	3,978	164,777	58,041	2.839
2007	164,777	58,041	2.839	3,630	3,231	6,231	171,008	61,271	2.791
2008	171,008	61,271	2.791	3,575	3,110	5,526	176,534	64,381	2.742
2009	176,534	64,381	2.742	3,665	3,152	5,401	181,935	67,533	2.694
2010	181,935	67,533	2.694	4,570	3,839	6,844	188,779	71,372	2.645
2011	188,779	71,372	2.645	4,705	3,905	6,716	195,495	75,277	2.597
2012	195,495	75,277	2.597	4,663	3,777	5,935	201,430	79,054	2.548
2013	201,430	79,054	2.548	4,700	3,760	5,605	207,036	82,814	2.500

Table 5 assumes that

- the gross completions are realistic providing the existing wastewater constraints affecting the urban centres identified for significant population growth are rectified during the course of the Development Plan and given priority in the next Water Services Investment Programme;
- the average occupancy rate will fall to 2.548 by 2013 whereas the RPG rate of decrease is slightly less at 2.632 by 2013;
- the ratio of net to gross additional households fall from 0.9 to 0.8 between 2006 – 2013; and;
- the proportion of the Mid East Region population located in Meath is expected to increase from 34.23% in 2006 to 36% by 2011 and to 37.5% by 2016 having regard to the level of house construction and extant planning permissions in the County.

It is the policy of this Council to primarily facilitate the accommodation of regional residential growth in the three designated centres of Navan, Drogheda and the Dunboyne / Clonee / Pace Rail Corridor. The development of the small growth towns and key villages in the County will be slowed dramatically and will be more closely linked to local growth rather than to regional growth as has occurred over the past decade driven by immigration, primarily from the Dublin region. This will be achieved by reducing the projected growth rates of these centres from that experienced over the past few years and by ensuring that a proportion of new housing in multi house developments are being reserved for locals only.

In the case of Kells, Trim, Dunshaughlin and the Small Growth Towns, Key Villages and Villages located throughout the County, the Planning Authority will revisit the residentially zoned landbank to ensure that only the quantum and scale of projected residential development contained in Table 5 (Population & Household Projection for the Plan Period) and Table 6 (Location of Household Growth 2006 - 2013) will take place. This is to ensure that the Development Plan accords with the policy framework contained in both the NSS and RPGs.

2.1.7.1 Criteria Determining the Release of Residential Land

In the case of the Heritage Towns of Kells and Trim, the Moderate Growth Town of Dunshaughlin, the 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;
- 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;
- 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;
- To facilitate the realisation of objectives contained in existing Local Area Plans or existing Written Statement and Detailed Objectives for Towns and Villages (Volume II of this Development Plan) in relation to the delivery of identified critical and necessary social and / or physical infrastructure in conjunction with residential development. Priority of phasing may be given to such residential lands accordingly;
- 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 necessarily preclude identifying additional zoning in specific locations where the Planning Authority is satisfied that a clearly established need for such zoning is evident. Such additional zoning may only be considered 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 prioritized for development over existing residentially zoned lands or that a corresponding amount of land has been dezoned;

- The Local Authority social and affordable house building programme, and;
- 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 at locations 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 downgrades the priority of outer suburban greenfield sites.

Table 6 provides details on the number of households permissible in each urban centre over the period to 2013. As indicated in Figure 1, the Planning Authority have also projected the number of additional households that could be accommodated in each urban centre up to and including 2019, primarily for infrastructural planning reasons.

The last three columns in Table 6 indicate the extent of remaining residential zoned lands in each urban centre, the appropriate minimum density being pursued in each centre and the potential yield per hectare of this landbank, if serviced, and released for development. The Planning Authority accepts that this is not to infer that all of this land will be serviced and released for development over the course of the Development Plan or that the indicative minimum densities (units per hectare) will be applied to all lands in each development centres. To the contrary, the Planning Authority accepts that 32.5% of existing residentially zoned land will not be serviced within the life of this Development Plan.

Nonetheless, it is clear from assessment of Table 6 that there are more than adequate lands, if released and serviced, to cater for the projected growth in households and population in the County for the plan period. However, additional lands may be required to be identified in the Drogheda Environs, Dunboyne / Clonee / Pace Corridor, Ashbourne, Enfield and possibly Ballivor to provide the adequate headroom of 50%. As there are no existing lands for development in Maynooth, Kilbride or Carnaross, these settlements are also considered in this category. The smaller centres of Kilmessan, Moynalty and Kentstown all have less than the requisite 50% headroom. It is considered that the adequacy of the level of headroom in each of these centres shall be assessed in the context of the preparation of individual Local Area Plans.

In addition, the extent of existing residentially zoned lands will be revised in the context of the individual Local Area Plan or Development Plan preparation 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 or that that a corresponding amount of land has been dezoned.

The Draft Development Plan Guidelines indicate that “the County Development Plan should include strategic or county wide objectives specifying the quantum and location of land” and that “Planning

Authorities may need to adopt a more manageable method of handling their land use zoning objective requirements by addressing the overall zoning objectives in the County Development Plan, while determining the detailed and specific zoning required to meet those objectives in Local Area Plans". This is the approach which has been taken by Meath County Council. However, the Draft Guidelines further state that "the development plan must include objectives in relation to the quantum of land to be zoned through the Local Area Plan process and indicating clearly that all county wide objectives of the Development Plan (including in particular those under-pinning the housing strategy) will apply in areas to be zoned in Local Area Plans". It is therefore considered necessary for the Development Plan to contain an explicit objective which links the preparation of the individual Local Area Plans to the quantum and scale of development envisaged for each centre within the Development Plan, and in particular the Housing Strategy contained therein.

In order for the County Development Plan to adhere to the broad policy framework of the National Spatial Strategy and the Regional Planning Guidelines for the Greater Dublin Area and to the Draft Development Plan Guidelines, policies which will manage the release of residentially zoned lands (demand management techniques) must be put in place to ensure that the quantum and scale of residential development that will take place in urban centres interlocks with that indicated in Table 5 and Table 6. The Planning Authority shall, within 6 months of the County Development Plan coming into effect, revisit all residentially zoned lands in the County with the exception of Navan, Dunboyne / Clonee / Pace Corridor & Ashbourne. This exercise shall not apply to Navan, Dunboyne / Clonee / Pace Corridor & Ashbourne having regard to the preparation of Local Area Plans / Framework Plans which adequately provides for the phasing of the residential landbank in Navan and the Dunboyne / Clonee / Pace Corridor and by virtue of the limited remaining uncommitted residential landbank in Ashbourne.

In all other centres, the Planning Authority shall identify and adopt an order of priority for the release of residentially zoned lands (i.e. phasing) that shall conform to the scale and quantum of development with that indicated in Table 5 and Table 6. The release of these residentially zoned lands shall adhere to the "Criteria Determining the Release of Residential Land" outlined on the previous page and the framework outlined for each of the Small Growth Towns and Moderate Growth Towns presented in Section 2.1.8. In the undertaking of this project, no additional residential lands shall be identified for development, it shall be restricted to a prioritisation of existing residential zoned lands only.

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, 25% of all new multi-house developments in small growth towns and 30% of all new multi house developments in key villages and villages, being developments in excess of 4 houses, shall be reserved for persons who are native to the County (being persons who have lived in the County for at least 1 year) or those who by virtue or their employment require to live in the urban centre. This is to ensure that such multiple house developments will be more closely linked to local growth. 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.

The household and population distribution shown on Table 6 will have to be 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 (at not less than 12 month intervals) of 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 and quantum of residential development indicated in Table 6. 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 permissions. The subsequent amendment of the household and population distribution shown on Table 6 once adopted will require a Variation to the County Development Plan.

Table 6: Location of Household Growth 2006 - 2013

Urban Centre	Planning Permission Granted – No Construct. Started	Houses Under Construct.	Committed No. of Units	Projected Number of H'holds 2006 -2009	Projected Number of H'holds 2010 - 2013	Total 2006 - 2013	No. of Units to Meet H'hold Targets	Remain. Undev. Resid. Zoned Land (Ha)	Density per hectare	Yield of Remaining Undev. Resid. Zoned Land
LARGE GROWTH TOWNS										
Navan	1,064	432	1,496	2,000	2,750	4,750	3,254	386	35	13,510
Drogheda Environs	1,111	227	1,338	1,100	2,400	3,500	2,162	56	35	1,963
METROPOLITAN AREA – MODERATE GROWTH TOWNS										
Dunboyne / Clonee / Pace	473	190	663	1,150	2,400	3,550	2,887	78	50	3,920
Kilcock	0	0	0	150	1,000	1,150	1,150	59	35	2,070
Maynooth	0	0	0	0	500	500	500	0	35	0
HINTERLAND AREA – MODERATE GROWTH TOWNS										
Ashbourne	1,701	545	2,246	1,700	900	2,600	354	11	35	389
D'shaughlin	77	268	345	600	400	1,000	655	86	25	2,145
Kells	237	224	461	600	360	960	499	56	25	1,402
Trim	936	459	1,395	1,000	1,500	2,500	1,105	88	25	2,199
SMALL GROWTH TOWNS										
Athboy	14	61	75	210	140	350	275	28	25	702
Bettystown / Laytown / Mornington East	711	626	1,337	700	1,800	2,500	1,163	143	25	3,574
SMALL GROWTH TOWNS (CONTINUED)										
Duleek	83	126	209	240	200	440	231	29	25	737
Enfield	24	147	171	300	200	500	329	2	25	51
Oldcastle	86	0	86	105	200	305	219	22	25	560
Ratoath	59	248	307	450	200	650	343	35	25	869
Stamullen	36	29	65	270	413	683	618	30*	25	758

Urban Centre	Planning Permission Granted – No Construct. Started	Houses Under Construct.	Committed No. of Units	Projected Number of H'holds 2006-2009	Projected Number of H'holds 2010-2013	Total 2006-2013	No. of Units to Meet H'hold Targets	Remain. Undev. Resid. Zoned Land (Ha)	Density per hectare	Yield of Remaining Undev. Resid. Zoned Land
KEY VILLAGES										
Ballivor	41	92	133	200	75	275	142	5	20	106
Longwood	36	97	133	180	65	245	112	15	20	292
Nobber	22	36	58	70	60	130	72	12	20	244
Slane	75	75	150	155	60	215	65	9	20	176
Summerhill	71	0	71	70	80	150	79	7	20	143
VILLAGES										
Carlanstown	18	49	67	115	40	155	88	10	20	197
Carnaross	0	0	0	0	40	40	40	0	20	0
Clonard	181	0	181	125	100	225	44	6	20	125
Crossakiel	18	22	40	40	40	80	40	7	20	144
Donore	38	3	41	35	40	75	34	10	20	195
Drumc'drath	18	8	26	40	40	80	54	17	20	336
Gibbstown	0	0	0	15	20	35	35	9	20	179
Gormonston	0	0	0	50	100	150	150	51	20	1,011
Julianstown	12	0	12	15	20	35	23	6	20	114
Kentstown	0	13	13	45	40	85	72	3	20	65
Kilbride	0	0	0	20	95	115	115	0	20	0
Kildalkey	7	41	48	80	40	120	72	14	20	274
Kilmain'wood	0	0	0	15	20	35	35	4	20	86
Kilmessan	8	51	59	135	100	235	176	5	20	109
Mornington / Donacarney	0	0	0	90	120	210	210	75	20	1,504
Moynalty	2	0	2	30	20	50	48	3	20	63
Rathcairn	0	0	0	15	20	35	35	11	20	222
Rathmoylon	0	76	76	100	40	140	64	15	20	299
Rural Houses				2,000	2,000	4,000			20	
Total	7,159	4,145	11,304	14,215	18,638	32,853		1,513		40,733

Notes:

*This includes 13.85 hectares of land which will be developed for residential purposes but is the subject of the preparation and adoption of a Framework Plan pursuant to the East Meath Local Area Plan (South) 2005.

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 and is correct as of 15/02/2007. The total number of units includes those which are under construction but not yet occupied.

Unlike the remainder of the urban centres contained in Table 6 above, there are no Written Statements and Detailed Objectives for Maynooth Environs, Kilbride or Carnaross as they were not

included in the Settlement Hierarchy of the 2001 - 2007 County Development Plan. It is an objective of the Development Plan to prepare a Local Area Plan for Kilbride and Carnaross and to explore the joint preparation of a Local Area Plan, in conjunction with Kildare County Council for Kilcock & Maynooth, to include the area north of Maynooth and the area north east of Kilcock which are located in Co. Meath. The latter shall subsume the existing Local Area Plan for Kilcock. It shall be an objective to advance the preparation of the Joint Local Area Plans within 2 years of the adoption of the Development Plan. The preparation of a Local Area Plan for Kilbride would include land use zoning objectives 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.

2.1.8 High Level Development Objectives for Towns & Villages

2.1.8.1 Strategic Development Centres

Navan, Drogheda Environs and Dunboyne / Clonee / Pace 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.

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 with Kells & Trim. The Large Growth Towns (namely Drogheda Environs and Navan) and Dunboyne / Clonee / Pace Interchange will have excellent transport linkages including a high quality rail linkage and Motorway. The basis for such growth is that they do not become dormitory towns for the Metropolitan Area. In such an instance, 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 medium term population horizon of the Large Growth Town of Navan is 40,000 – 45,000 people, for Drogheda inclusive of the south environs located in Co. Meath is 65,000 people and for Dunboyne / Clonee / Pace Corridor is 25,000 people. These centres must grow in a manner which is self sustaining and does not threaten the role of other settlements and regions.

There is already a substantial strategic reserve (142 hectares) identified in the Drogheda Environs Urban Detail Map contained in the existing County Development Plan. This strategic reserve has not the benefit of a land use zoning objective. 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 (referred to above) 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. Meath County Council will take cognisance of the proposed Drogheda Traffic Management Study, the Planning Strategy for the Greater Drogheda Area, the Drogheda Borough Council Development Plan 2005 – 2011 in the preparation of the Drogheda South Environs Local Area Plan.

The decision by the Planning Authority to include Dunboyne / Clonee / Pace Corridor as a single entity in the Development Plan was based on their geographical proximity to each other and that the Planning Authority had decided to prepare a single Local Area Plan for the existing settlements of Dunboyne and Clonee inclusive of the proposed park and ride station at Pace Interchange. Such an approach would ensure that a wider spatial perspective would be applied rather than an examination of Clonee in isolation. The preparation of the Dunboyne / Clonee Pace Corridor Local Area Plan shall include, inter alia, all the lands identified in the Clonsilla / Pace Rail Corridor Section 49 Supplementary Development Contribution Scheme.

Thematic Spatial Strategies

The County Development Plan contains a Strategic Objective SS OBJ 3

"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:

1. Navan
2. Trim
3. Kells
4. Dynamic Clusters 2 & 3 – Area including Dunboyne / Clonee / Pace Corridor, Dunshaughlin, Ashbourne & Ratoath
5. Boyne Valley – Area including Slane, Duleek, Donore, Drogheda and the East Meath urban centres
6. Oldcastle / Loughcrew / Sliabh na Calliagh"

The County Development Plan also includes a Strategic Objective ECON DEVT SO 1

"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. In the first instance, the east and south east of the County will be examined."

Having regard to the Development Strategy contained in the County Development Plan, the Planning Authority has prioritised the development of the spatial strategies for Navan, Kells, Trim, Drogheda and Dunboyne / Clonee / Pace Corridor and the preparation of the Thematic Spatial Strategy for industrial development and enterprise for these centres.

2.1.8.2 Moderate Growth Towns

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;
- The Primary Dynamic Cluster of Ashbourne, Ratoath & Dunshaughlin with Dunbooyne / Clonee / Pace Corridor, and;
- The portions of both Kilcock & Maynooth located in Co. Meath are included in the Metropolitan Primary Dynamic Cluster along with Leixlip and Celbridge in Co. Kildare.

Kilcock & Maynooth are considered to be more closely associated with the M4 Economic Development Corridor which also includes Enfield for the purposes of this Development Plan. 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.

It is critical that Moderate Growth Towns would develop in a self sufficient sustainable manner in the longer term and that the 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.

Moderate Growth Towns in the Metropolitan Area

Maynooth and Kilcock Environs

The environs of Maynooth and Kilcock, both located in Co. Meath, are within a Primary Dynamic Cluster in the Metropolitan Area. A Local Area Plan was prepared and adopted by Meath County Council for Kilcock Environs subsequent to the adoption of the 2001 - 2007 County Development Plan. Kildare County Council has 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 progressing 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 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) of the Planning & Development Act, 2000. 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. It shall be the main priority of the new Kilcock Local Area Plan to ensure that adequate lands are identified for employment generating uses.

Moderate Growth Towns in the Hinterland

The development of the other Moderate Growth centres of Ashbourne, Dunshaughlin, Trim & Kells must be closer aligned to significant growth in local employment opportunities and to the development of Navan in the case of Trim & Kells.

Ashbourne

Ashbourne is considered to constitute a strategic location for additional growth on the basis of its proximity to Dublin (13 miles from O'Connell Street), its economic and employment base and its location on the N2 Finglas to Ashbourne Dual Carriageway. However, there remain significant water service constraints which require regional solutions and Meath County Council are dependent on adjoining Local Authorities to resolve these constraints. Having regard to the extent of committed residential development in Ashbourne, which the Planning Authority estimate to be 2,246 units, to desist zoning additional residential lands in the review of the Local Area Plan which can be released prior to the development and occupation of the majority (80%) of existing industrial and employment generating land uses and the completion of the Ashbourne Town Centre Redevelopment. It is considered that the completion of the Finglas to Ashbourne N2 Dual Carriageway offers significant employment generating potential for uses dependent on good access to the national primary road network and to the Dublin market.

Kells and Trim – Heritage Towns

Kells and Trim, together with Navan, continue to perform as the primary development corridor in the County. However, protection of their intrinsic built and natural heritage and their promotion as a basis for tourism is a major force in the development options to be considered in these towns. The marketing of the County as the Heritage Capital of Ireland has been successful and is dependent on maintaining the intrinsic character of our important built settlements such as Kells, Trim, Slane, Summerhill and Moynalty. It is imperative that the market town character of Kells and Trim is respected and maintained. Residential development in these towns should be aimed at the quality end of the market. These towns are not suitable for high density apartment developments which is considered out of character with the built form of the settlements. The topography of Kells and the dominance of the medieval structures of Trim present difficulties in the assimilation of tall and bulky buildings into the landscape.

Trim

Having regard to the extent of committed residential development in Trim, which the Planning Authority estimate to be 1,395 units, to desist zoning additional residential lands in the review of the Trim Development Plan. Furthermore, the Planning Authority will propose detailed phasing and prioritisation of the release of the remaining residential zoned landbank and examine the need for the extent of the residential land bank, the subject of a Local Area Plan, on the Navan Road. The Planning Authority will include policies for the release of subsequent phases of residential lands in Trim to agreed targets in relation to the development and occupation of the significant industrial and employment generating land banks identified in the Development Plan. Priority will be given to the development of identified brownfield town and edge of town centre sites and the area identified for town centre expansion to the rear of Emmet Street and Bridge Street. A sequential approach to the release of residential lands, in harmony with the availability of key social infrastructure (school places) must be borne in mind in the preparation of the Trim Development Plan.

Kells

The residential development of Kells has not occurred at the same rate as that experienced by either Ashbourne or Trim. The Planning Authority estimate that they are committed to a further 461 units in the form of extant planning permission. Nonetheless, having regard to the extent of existing residentially zoned lands, the Planning Authority shall desist from zoning additional residential lands in the review of the Kells Development Plan. Whilst the development of the Lloyd Business Park has been a considerable success, this contrasts to the poor retail provision and lack of office development in the town. The development of the Backlands in Kells, which the Planning

Authority have committed considerable resources over the past couple of years, must be given priority in terms of available water service infrastructure over other outer suburban greenfield sites. It is imperative for the future development of Kells that these lands are developed based on a sequential approach to residential development and the development of sustainable communities. Furthermore, Kells has a considerable built heritage which is under threat for continued survival due to obsolescence. There are also extensive areas of streetscape which border on dereliction. These must become a priority which the Development Plan tackles over the coming years in conjunction with the development of the backlands.

Dunshaughlin

The Planning Authority are of the firm view due to Dunshaughlin's strategic location, the determination of a programme for delivery of future strategic infrastructural improvements to serve the town, including the M3 Motorway and bypass and the provision of the proposed Park & Ride facility at Pace Interchange and the significant increases in local employment generating activities, that an argument can be made to designate Dunshaughlin as a Moderate Growth Town in the review of the RPGs. The Planning Authority has identified Dunshaughlin as a Moderate Growth Town in the Settlement Strategy of this Development Plan. The Planning Authority are cognisant of the extent of existing residential lands which can be readily serviced and developed for their intended purpose in the coming years. The Planning Authority will ensure that the first development priority is the development of the new Town Centre to the west of the Main Street and the delivery of the new civic space to the east of Main Street in the line with the approved urban design framework for the town. The release of the remaining significant tract of residential land between the N3 Dublin Road and the Lagore Road will be phased pending the significant development of the Town Centre Backlands, the provision of the M3 Motorway and Bypass of Dunshaughlin and the capacity / future provision of key social and physical infrastructure both within and outside of the lands in question. The Planning Authority will also monitor the development of significant employment generating uses to serve the resident population and this too will be factored in the release of additional zoned lands.

Subject to the designation of Dunshaughlin as a Moderate Growth Town being recognised in the review of the Regional Planning Guidelines for the Greater Dublin Area, the household and population distribution for Dunshaughlin shown on Table 6 in the County Development Plan shall be varied and associated necessary review of the Dunshaughlin Local Area Plan shall occur.

2.1.8.3 Small Growth Towns

The RPGs indicate that Planning Authorities in the preparation of Development Plans should designate such towns they consider 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 be likely to 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.

The further residential development of centres in the East Meath area and of centres such as Ratoath must be managed and an effective policy mechanism put in place accordingly. The Planning Authority shall desist from zoning additional significant areas of residential land in these centres unless under exceptional circumstances and where a reciprocal rebalancing of existing zoned lands has taken place elsewhere.

Ratoath

The manner in which Ratoath has and continues to develop is unparalleled in any other centre in the County. Ratoath DED had the third highest 2002 – 2006 inter censal growth rate after Navan DED and St. Mary's DED (which encompasses Drogheda South Environs), the DEDs which contain the two designated Large Growth Towns in the County. Ratoath has developed almost as a suburb with no corresponding growth in employment generating uses other than small scale retail provision. With the exception of the possible delivery of the identified bypass (northern option), no additional residential land shall be identified for residential purposes during the life of this Development Plan. The land required to release this piece of critical local infrastructure shall be prioritised over existing residentially zoned lands. The remainder of the residential land bank shall be phased and released on the basis of agreed employment generating targets locally and the delivery of identified critical social infrastructure.

The Bloodstock Industry plays a vital role in the economic and recreational development in the County, and in Ratoath in particular. Development of the industry, through the provision of zoned lands at and adjacent to such centres such as Fairyhouse Racecourse and Tattersalls, to build on and take advantage of the unique opportunity afforded by the bloodstock industry shall be provided for in the Ratoath Local Area Plan. The review of the Ratoath Local Area Plan shall ensure that adequate lands are identified for commercial and employment generating uses and for sports, recreational and leisure uses at appropriate locations. Such lands shall be a scale reflective of its position in the Settlement Hierarchy and the implementation of the objectives for the Ashbourne – Dunshaughlin – Ratoath Dynamic Cluster.

Oldcastle

Oldcastle has developed on a more sustainable basis than any other town in the County predicated on a robust traditional manufacturing basis (furniture and engineering) but also with a strong service sector employment. Oldcastle is uniquely vibrant in the County from a commercial perspective in this regard. By virtue of its location removed from the Dublin Metropolitan Area and the continued water services infrastructural deficiencies, the town has not mushroomed by comparison to the towns of the east and south east of the County. The existing residentially zoned landbank is significant having regard to the recorded growth rate over the past inter censal period. The potential of the considerable backlands in the town should be afforded a priority over green field sites removed from the town centre and the main educational and recreational facilities of the town. It is not considered necessary to link the release of residential land to employment creation in Oldcastle such is the strength of the local industrial / manufacturing economy and service sector. However, the resolution of the water and waste water infrastructure deficiencies will continue to act as a constraint on development in the short term.

Athboy

The development of residential land in Athboy has not occurred at the same pace as the other Small Growth Centres in the County due mainly to the relevant distance of the town to the Dublin Metropolitan Area and the quality of the road infrastructure which links the town to the main arteries

to the Capital. There has been little take up of industrial land in Athboy and the development of the remaining significant residential land bank shall be linked to the significant development (75%) of this industrial land bank and the development of the significant Town Centre Backland sites identified in the Written Statement and Detailed Objectives for Athboy contained in Volume II of this County Development Plan. The development of the identified backlands is dependent on the objective seeking the construction of a new road linking Connaught Street to Main Street at McCann and Byrnes. The Local Authority shall also seek to progress the by-passing of Athboy on the N51 National Secondary Road.

Enfield

Enfield offers significant development opportunities by virtue of its juxtaposition on the M4 Motorway inclusive of the bypass of the town and that the town is served by a rail line, albeit with limited commuter services to Dublin. Furthermore, there are existing water services available in Enfield to serve additional development. However, there is no spare capacity in the car parking facilities at the train station in Enfield which serves a much wider catchment than the town itself, inclusive of Longwood, Kinnegad, Ballivor, Clonard and perhaps centres in Westmeath. The development of Enfield must not be on the basis of an exacerbation of long distance commuting to Dublin, regardless of whether this is by public transport or not. The development of additional residential lands must also be linked with the development of significant employment creation locally which benefit from the strategic position of Enfield. Furthermore, the development and release of further residential lands must facilitate the provision of adequate recreational and amenity facilities required in this growing town.

Duleek

Duleek is served by the East Meath, South Louth and Drogheda Water Scheme. It is also served by a wastewater treatment plant which discharges to the Nanny and has limited spare capacity. The town is also located on a busy regional route which links the N2 National Primary Road to Drogheda. The social structure of Duleek has benefited from the rebalancing that has taken place over the past number of years with the extent of private residential development and the urban fabric of the town has also improved. There remains a significant amount of undeveloped and uncommitted residentially zoned land in the town which is considered adequate to meet the residential needs of the town for the life of the next County Development Plan. The Duleek Business Park is relatively successful and the town has strategic strengths by virtue of the proximity of the town to the M1 and R132 (former N1). The development of the M1 – N1 link would further exacerbate such advantages. The release of the remaining residential land bank must be linked to the resolution of the deficit in water services infrastructure provision, the development and occupation of the existing Business Park and the adequacy of the social infrastructure, in particular educational, amenity and recreational uses, to cater for the increased levels of population.

East Meath

The continued development of the urban centres contained in the East Meath Local Area Plans is dependent on the allocation of capacity from critical water and waste water infrastructure which also serves Drogheda (and Ashbourne for water supply). The Planning Authority must take account of key infrastructure investment frameworks such as Transport 21 and the DoEHLG's water services capital programmes into account in determining appropriate locations for future development. The East Meath urban centres do not feature in the RPGs and are not considered strategic centres within the region. The existence of large greenfield sites within these smaller urban centres and

the lack of any policy measures which prioritises capacity in water infrastructure for Drogheda makes such centres attractive for developers. However, whilst Drogheda has an established and expanding employment base, no such argument can be made for any urban centres along the East Coast which are developing solely on the basis of dormitory towns and are facilitating commuting primarily to Dublin.

Laytown – Bettystown – Mornington East

The Planning Authority must revisit the residential land use zoning contained in the East Meath Local Area Plan as a matter of priority so that the release of this land can be phased having regard to the need to protect water services capacity first and foremost for Drogheda and to assist in the delivery of identified physical and social infrastructure that has a wider strategic importance. It is not anticipated that significant amounts of the existing residentially zoned lands in Bettystown will be developed within the life of this Development Plan i.e. prior to 2013. The Planning Authority will re-examine the phasing in place where a developer can deliver a significant employment generating use (as determined by the Planning Authority) either within the site or within the urban centre contemporaneously with the development of the initial phase of a residential development. Priority will also be afforded to continue to develop the Bettystown Town Centre which will meet the retail and service needs of the wider community.

The development of the significant residential land bank at Laytown, to the west of the rail line will only proceed on the basis of a unique “eco-residential” concept where the Planning Authority is satisfied that the development is sustainable in terms of public transport provision and capacity, being self dependent in terms of water services and providing significant local employment opportunities contemporaneously with the residential development. The Planning Authority will also monitor the delivery of the adjoining industrially zoned lands, the site on the Minnistown Road and the availability of critical social infrastructure in Laytown / Bettystown to serve the development in deciding the appropriate amount of land to be released in each phase of the development.

Stamullen

The development of additional residential lands of Stamullen will be dependent on the achievement of agreed employment generating targets locally within the Stamullen LAP area, the provision of identified social infrastructure (national school extension and adequate recreational facilities) being progressed and realised in tandem with residential development and the availability of the necessary waste water services within the carrying capacity of the adjoining River Delvin.

Donacarney

The Planning Authority will revisit the extent of residential lands zoned in Donacarney and ensure that the release of such lands is linked to local rather than to regional growth. The development of residentially zoned lands is currently facilitating commuting from this small settlement primarily to Dublin. The village does not have the existing or planned physical or social infrastructure to cater for the quantum and scale of development which the current East Meath Local Area Plan could ultimately provide for. The development of Donacarney is dependent on the resolution of water services at a sub regional level whereby existing capacity will be prioritised to the more strategic urban settlements served by these facilities.

Gormonston

The development of Gormonston is dependent on the provision of a sub regional solution to both water supply and wastewater. There is no definitive timeframe in place for the resolution of wastewater collection, treatment and disposal. The Planning Authority are currently in discussions with the Water Services and Spatial Policy Units of the DoEHLG exploring the provision of a regional wastewater facility at Gormonston that will solve the regional waste water deficiency. In any event, the development of Gormonston is dependent on the development of the former military airfield on the Department of Defence lands. There are no existing social or recreational facilities in Gormonston other than those available for public use at Gormonston College. The Planning Authority will revisit the extent of residential lands zoned in Gormonston and ensure that the release of such lands is linked to local only rather than regional growth.

2.1.8.4 **Key Villages (Villages 1,000 Population)****Ballivor, Longwood, Nobber, Slane & Summerhill**

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, retail and the facilitation and expansion of small rural enterprise. The future development of Key Villages will be predicated more closely to local rather than regional growth which has taken place over the past decade.

2.1.8.5 **Villages****Baile Ghib, Carnaross, Carlanstown, Clonard, Crossakiel, Donacarney, Donore, Drumconrath, Gormonston, Julianstown, Kentstown, Kilbride (Dunshaughlin Electoral Area), Kildalkey, Kilmainhamwood, Kilmessan, Mornington, Moynalty, Rathcairn & Rathmolyon.**

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 and 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. The future development of Villages will be predicated more closely to local rather than regional growth which has taken place over the past decade.

2.1.8.6 **Graigs**

The County Development Plan contains a further settlement tier not readily identifiable in the RPGs. 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.

Strategic Settlement Policy

Settlement Strategy SP1

The Council will concentrate residential development first and foremost into the designated centres of Navan, Drogheda and the Dunboyne / Clonee / Pace Corridor having regard to the Settlement Strategy of the Regional Planning Guidelines for the Greater Dublin Area. These centres shall accommodate the majority of Meath's share of the Mid Eastern regional residential growth over the life of this Development Plan and beyond.

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 Elected Members of the Planning Authority shall resolve to 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.

Settlement Strategy SP3

In all small growth towns, 25% of all new multi-house developments, being developments in excess of 4 houses, shall be reserved for persons who are native to the County (being persons who have lived in the County for at least 1 year) or those who by virtue of 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, Ratoath, Duleek, Oldcastle, 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, 30% of all new multi-house developments, being developments in excess of 4 houses, shall be reserved for persons who are native to the County (being persons who have lived in the County for at least 1 year) or those who by virtue of their employment require to live in the urban centre. This will ensure that the development of Key Villages & Villages is more closely linked to local growth rather than to regional residential growth. 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 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 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 reflect with the Settlement Strategy contained in this Development Plan and the Regional Planning Guidelines for the Greater Dublin Area. "Strategic" in this regard refers to the Large Growth Towns of Navan and Drogheda and the Metropolitan Area Moderate Growth Town of Dunboyne / Clonee / Pace Corridor and Maynooth, the Hinterland Area Moderate Growth Town of Ashbourne and the Small Growth Town of Enfield.

Settlement Strategy SP6

The household and population distribution shown on Table 6 will have to be 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 of housing development activity across the County as conducted 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.

Settlement Strategy SP7

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 recognise the designation of Dunshaughlin as a Moderate Growth Town in this Development Plan in the subsequent review of the Regional Planning Guidelines for the Greater Dublin Area. Subject to such designation being recognised, the household and population distribution shown on Table 6 in the County Development Plan shall be varied recognising the designation of Dunshaughlin as a Moderate Growth Town and associated necessary review of the Dunshaughlin Local Area Plan shall occur.

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 this County Development Plan 2007 – 2013, the Kilcock Local Area Plan 2003 and the East Meath Local Area Plans North & South 2005. All subsequent Framework Plans (to include Local Area Plans, Action Area Plans or similar Framework Plans) adopted pursuant to the adoption of the 2001 County Development Plan within individual towns and villages shall also be revisited. The Planning Authority shall identify and adopt by way of Variation to the County Development Plan 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 as set out in Section 2.1.7 This shall also apply to the preparation of the new Kells & Trim Development Plans. This exercise shall not apply to Navan, Dunboyne / Clonee, Enfield & Ashbourne having regard to the preparation of Local Area Plans / Framework Plans which provides for the phasing of the residential landbank and / or by virtue of the limited remaining uncommitted residential landbanks.

Strategic Settlement SO 2

To commence the preparation of an Integrated Framework Plan for Land Use and Transportation (IFPLUT) for the area of the Clonsilla to Pace Interchange corridor in Co. Meath including Clonee, within three months of the adoption of the County Development Plan in conjunction with relevant public transportation bodies, the DoEHLG and Fingal County Council. The IFPLUT Plan shall provide inter alia, the following:

- 1) The appropriate location for additional public transport nodes along the rail corridor;
- 2) 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;
- 3) The location, significance and sensitivity of the range of environmental assets and constraints that occur within this corridor, and;
- 4) 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 / Pace Corridor Local Area Plan which shall include, inter alia, all the lands identified in the Clonsilla / Pace Rail Corridor Section 49 Supplementary Development Contribution Scheme and shall be influenced by the Integrated Framework Plan for Land Use and Transportation (IFPLUT). The IFPLUT shall be prepared first and shall inform the preparation of the Dunboyne / Clonee / Pace Corridor Local Area Plan. On completion of this Strategic Study, the quantum and scale of residential development allocated to the Dunboyne / Clonee / Pace Corridor shall be revisited and Table 6 shall be varied accordingly.

Strategic Settlement SO 3

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.

- 1) Navan
- 2) Trim
- 3) Kells
- 4) Dynamic Clusters 2 & 3 – Area including Dunboyne / Clonee / Pace Corridor, Dunshaughlin, Ashbourne & Ratoath
- 5) Boyne Valley – Area including Slane, Duleek, Donore, Drogheda and the East Meath urban centres
- 6) Oldcastle / Loughcrew / Sliabh na Calliagh

2.1.9 Preparation of Local Area Plans for Individual Towns and Villages

Section 1.1.3 'Review Format' outlined the main differences between the County Development Plan (2001 - 2007) and this County Development Plan (2007 – 2013). The existing Written Statement and Detailed Objectives for Towns and Villages inclusive of the accompanying book of maps contained in the 2001 - 2007 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 following the adoption of the new County Development Plan.

In respect of the East Meath Local Area Plans – North and South which replaced the East Meath Development Plan 2000, it is proposed that these too would remain in effect as adopted in November 2005, unless otherwise amended.

However, in order for the County Development Plan to demonstrate regard to the requirements of the National Spatial Strategy and the Regional Planning Guidelines for the Greater Dublin Area, policies which introduce demand management techniques must be put in place to ensure that the quantum and scale of residential development that will take place in urban centres interlocks with that indicated in Table 5 and Table 6. The Planning Authority is not proposing significant rezoning unless it can be clearly demonstrated that land banking is occurring. The Planning Authority is proposing the introduction of demand management techniques which ensures that the regional share of residential growth is accommodated primarily in Navan, Drogheda and the Dunboyne / Clonee / Pace Corridor and to a lesser extent by Ashbourne, Kilcock & Maynooth Environs. As outlined earlier in this Chapter, the preparation of the individual Local Area Plans within 2 years of the adoption of the County Development Plan shall adhere to and demonstrate consistency with the scale and quantum of development envisaged in Table 5 & 6.

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.

POLICIES

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 the preparation and subsequent adoption of individual Local Area Plans for these centres or groups of centres.
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 2000 – 2006. In particular, the population growth and household formation provided for in each Local Area Plan shall demonstrate compliance with the Household & Population Projections 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.
SS POL 3	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.

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 and the identification of strategic infrastructural proposals. 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.

SS POL 5 To facilitate and permit the development of the East Meath towns and villages in accordance with the East Meath Local Area Plans - North and South 2005 replacing the East Meath Development Plan 2006 for the period of this County Development Plan, unless otherwise amended.

SS POL 6 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 7 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 land in the preparation of the forthcoming Local Area Plan.

OBJECTIVES

SS OBJ 1 To prepare Local Area Plans for the urban centres contained in Table 7 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 - 2006. These Local Area Plans will replace the individual Written Statements and Detailed Objectives for Towns and Villages contained in the 2001 County Development Plan.

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

Large Growth Towns	Drogheda (Environs)
Moderate Growth Towns	Dunboyne / Clonee / Pace Corridor, Dunshaughlin, Kilcock, Maynooth & Ashbourne,
Small Growth Towns	Duleek, Ratoath, Athboy, Oldcastle & Enfield
Key Villages	Slane, Ballivor, Longwood, Summerhill, Nobber
Villages	Baile Ghib, Carnaross, Carlanstown, Clonard, Crossakiel, Donacarne, Donore, Drumconrath, Gormonston, Julianstown, Kentstown, Kilbride (Dunshaughlin Electoral Area), Kildalkey, Kilmainhamwood, Kilmessan, Mornington, Moynalty, Rathcairn & Rathmolyon.

- SS OBJ 2 To explore the joint preparation of a Local Area Plan, in conjunction with Kildare County Council for Kilcock, to include the area north east of Kilcock which is located in Co. Meath. The preparation of a joint Local Area Plan shall subsume the existing Local Area Plan for Kilcock as adopted by Meath County Council. It shall be an objective to advance the preparation of the Joint Local Area Plans within 2 years of the adoption of the Development Plan.
- SS OBJ 3 To explore the joint preparation of a Local Area Plan, in conjunction with Kildare County Council, for Maynooth, to include the area north of Maynooth which is located in Co. Meath. It shall be an objective to advance the preparation of the Joint Local Area Plans within 2 years of the adoption of the Development Plan.
- SS OBJ 4 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 the 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 and the examination of land uses at existing and proposed Motorway Interchanges pursuant to Economic Objective ED OBJ 1.
- SS OBJ 5 To explore the joint preparation of a Local Area Plan, in conjunction with Westmeath County Council for the area east of Kinnegad located in Co. Meath. As the preparation of this Local Area Plan requires the co-operation of an adjoining Local Authority, the preparation of this Local Area Plan shall not be restricted to the time limits identified in the Planning & Development Act 2000, Section 19(1)(C).
- SS OBJ 6 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 7 To prepare a Graig Design Statement for Bellewstown, which has been reclassified from a village to a graig in this County Development Plan. Pending the preparation of the Graig Design Statement, regard will be had to the Written Statement and Detail Objectives for Bellewstown including the land use zoning objectives as contained in Volume II of the 2001 County Development Plan in the assessment of individual development proposals.

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 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 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(s) 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 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.

Table 7a:: Land Use Zoning Objectives

Use Zone Objective	Use Zone Objective
A1	To protect and enhance the amenity of developed residential communities.
A2	To provide for new residential communities and community facilities and protect the amenities of existing residential areas in accordance with an approved framework plan.
A3	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.
A4	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 an approved framework plan.
A5	To provide for low density residential development in accordance with an approved framework plan and individual dwelling design.
B1	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.
B2	To provide for major new town centre activities in accordance with approved framework plans and subject to the provision of necessary physical infrastructure.
B3	To protect, provide for and improve local and neighbourhood shopping facilities.
B4	To provide for the development of a retail warehouse park in accordance with an approved framework plan and subject to the provision of necessary physical infrastructure.
C1	To provide for and facilitate mixed residential and business uses in existing mixed use central business areas.
D1	To provide for visitor and tourist facilities and associated uses.
E1	To provide for industrial and related uses subject to the provision of necessary physical infrastructure.
E2	To provide for light industrial and industrial office type employment in a high quality campus environment subject to the requirements of approved framework plans and the provision of necessary physical infrastructure.
E3	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.
F1	To provide for and improve open spaces for active and passive recreational amenities.
G1	To provide for necessary community, recreational and educational facilities.
H1	To protect the setting, character and environmental quality of areas of high natural beauty.

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 at the end of this Chapter.

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 all residentially zoned lands, no residential development shall be permitted on lands that are subject of a deed of dedication or identified in a planning application as open space to ensure the availability of community and recreational facilities for the residents of the area.

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.

The objective of **B4 zones** is to provide for the development of retail warehouse parks. These zones will also allow the displacement of motor car sales outlets from non compatible town centre and edge of town centre locations, subject to their suitable integration within an overall development proposal in the form of a Framework Plan. The preparation of the individual Local Area Plans shall ensure that suitable sites with good access to strategic transportation routes are identified commensurate with the needs of the settlement.

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

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

The main difference between the two land use objectives relates to the nature of the manufacturing process whereby light industrial is defined in the Planning & Development Regulations 2001 - 2007, as amended, as

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

The areas identified for "E2" land use in the individual Written Statement and Detailed Objectives for Towns and Villages were primarily new areas that had not been previously developed whereas the areas identified for "E1" land use tended to be existing industrial estates or extensions to same.

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

- The preparation of a Framework Plan to ensure the provision of the necessary physical infrastructure, the appropriate density and design of layout and the interface between proposed uses and existing development;
- That all processes being operated in the vicinity of the site, similarly zoned E1, are classified as light industrial in nature, as defined in the Planning & Development Regulations 2001 - 2007, as amended;
- That the site is located adjacent to a public transport corridor and is served by an adequate road network, and;
- That the application is accommodated by a viable mobility management plan which is to the satisfaction of the Planning Authority and provides for the achievement of acceptable modal shares for both public and private transport within an appropriate timeframe.

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

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. No residential development shall be permitted on lands that are subject of a deed of dedication or identified in a planning application as open space to ensure the availability of community and recreational facilities for the residents of the area.

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 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, and;
- To make provision for sport and recreational infrastructure commensurate with the needs of the development as an integral element of any 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 8: Zoning Matrix

Use Classes	A1	A2	A3	A4	A5	B1	B2	B3	B4	C1	D1	E1	E2	E3	F1	G1	H1
A.T.M. (In Commercial Premises)	A	A	X	A	X	A	A	A	A	A	A	X	X	O	X	X	X
Abattoir	X	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	A	O	O	A	O	A	X	X	X
Outdoor Advertising Structures	X	X	X	X	X	O	O	O	O	O	X	A	O	X	O	X	X
Agri - Business	X	X	X	X	X	O	O	X	O	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	X
B & B	A	A	A	A	A	A	A	X	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	X
Betting Office	X	O	X	O	X	A	A	O	X	O	X	X	X	X	X	X	X
Bring Banks	A	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	X	O	O	O	O	A	X	X	X
Caravan Park	X	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	X	O	X	X	X	X	X
Cash & Carry	X	X	X	X	X	O	A	X	X	O	X	A	X	X	X	X	X
Casual Trading	X	X	X	X	X	A	A	X	X	O	O	X	X	X	X	X	X
Cemetery	X	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	X	A	A	X	X	X	O	A	X
Cinema	X	X	X	X	X	A	A	X	O	O	O	X	X	X	X	A	X
Community Facility / Centre	O	A	O	A	O	A	A	A	X	A	A	X	X	X	O	A	O
Conference Centre	X	O	O	O	X	O	A	X	X	O	A	X	X	O	X	X	X
C & D Waste Recycling Centre	X	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	O	A	O	O	O	O	X	A	X
Cultural Facility / Use	O	O	O	O	O	A	A	O	X	A	A	X	X	X	O	A	X
Dance Hall / Night Club	X	X	O	X	X	A	A	X	X	O	X	X	X	X	X	X	X
Doctors / Dentists*	O	O	O	O	O	A	A	A	X	A	X	X	X	X	X	O	X
Drive Through Restaurants	X	X	X	X	X	O	O	X	O	O	X	X	X	X	X	X	X
Education	O	O	A	O	O	A	A	A	X	A	X	X	X	X	X	A	X
Energy Installation	X	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	X	O	X	A	A	X	X	X	X
Fuel Depot - Domestic	X	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	X	A	X	X	X	X	X
Funeral Home	X	O	X	O	X	A	A	X	X	O	X	X	X	X	X	A	X
Garden Centre	X	X	X	X	X	X	O	X	O	O	X	A	X	X	X	X	X
Guest House	O	A	A	A	O	A	A	X	X	A	A	X	X	X	X	X	X
Halting Site/Group Housing	O	A	O	A	O	X	X	X	X	O	X	X	X	X	X	O	X
Health Centre	O	O	O	O	O	A	A	A	X	A	X	X	X	X	X	A	X
Heavy Goods Vehicle Car Park	X	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	X	O	O	X	X	X	X	X	X
Hospital	X	O	O	O	O	X	A	X	X	A	X	X	X	X	X	A	X
Hostel	X	O	O	O	O	A	A	X	X	A	A	X	X	X	X	X	X
Hotel / Motel	X	O	A	O	X	A	A	X	X	A	A	X	X	X	X	X	X

Use Classes	A1	A2	A3	A4	A5	B1	B2	B3	B4	C1	D1	E1	E2	E3	F1	G1	H1
Industry – General	X	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	X	O	O	A	A	O	X	X	X
Leisure / Recreation	X	O	O	A	O	A	A	O	O	O	A	X	X	X	O	A	O
Library	X	A	O	A	O	A	A	A	X	A	A	X	X	X	X	A	X
Motor Sales / Repair	X	X	X	X	X	O	O	X	O	O	X	A	X	X	X	X	X
Offices <100m2	X	O	O	O	X	A	A	A	X	A	O	X	X	X	X	O	X
Offices 100 to 1000 m2	X	X	O	O	X	A	A	O	X	A	X	X	A	O	X	X	X
Offices >1000m2	X	X	X	O	X	A	A	O	X	A	X	O	A	O	X	X	X
Open Space	A	A	A	A	A	A	A	A	X	A	A	O	X	X	A	A	A
Park and Ride	X	X	X	O	X	X	O	X	X	O	X	A	A	A	X	X	X
Petrol Station	O	O	X	O	X	O	O	O	X	O	X	X	X	X	X	X	X
Plant & Tool Hire	X	X	X	X	X	X	O	X	X	O	X	A	X	X	X	X	X
Public House	X	O	X	O	X	A	A	O	X	A	O	X	X	X	X	X	X
Public Services	A	A	A	A	A	A	A	A	X	A	A	A	A	A	A	A	X
Civic & Amenity Recycling Facility	X	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	X	A	X	X	X	X	X
Residential	A	A	A	A	A	O	O	O	X	A	X	X	X	X	X	X	X
Residential Institution	O	O	A	O	O	O	O	O	X	O	X	X	X	X	X	O	X
Restaurant / Café	X	X	O	O	X	A	A	A	O	A	O	O	O	O	X	O	X
Retail Warehouse	X	X	X	X	X	O	O	X	A	X	X	O	X	X	X	X	X
Retirement Home	O	A	O	A	O	X	X	X	X	O	X	X	X	X	X	A	X
Science & Technology Based Enterprise	X	X	X	X	X	O	O	X	X	O	X	O	A	O	X	X	X
Shop - Local **	O	A	O	A	X	A	A	A	X	A	O	O	O	O	X	X	X
Shop - Major	X	X	X	O	X	A	A	A	O	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	X
Sports Facilities	O	O	O	A	O	O	O	X	O	O	A	X	X	X	A	A	X
Take-Away	X	X	X	O	X	A	A	O	X	O	X	X	X	X	X	X	X
Telecommunication Structures	X	X	X	X	X	A	A	O	A	O	O	A	A	A	O	O	X
Third Level Educational Institution	X	X	O	O	X	X	X	X	X	O	X	X	O	X	X	A	X
Tourism Complex	X	X	O	O	X	A	A	X	X	A	A	X	X	X	A	A	X
Transport Depot	X	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	X	O	X	X	X	X	X	X	X
Warehouse	X	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	A	O
Wholesale Warehousing	X	X	X	O	X	O	O	X	O	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.

