



Variation No. 2 (Order of Priority) Meath County Development Plan 2007-2013

**MADE AT MEATH COUNTY COUNCIL MEETING
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INTRODUCTION

The population of County Meath increased by c. 22.1% between 1996-2002 and was the highest increase experienced by any other county in Ireland. The projected household formation in County Meath of 15,237 additional households between 2003-2010, as recommended in the Regional Planning Guidelines (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 were constructed in the County. This represents an average of 3,161 additional household units per annum. It is clear therefore that actual household growth and that projected in the RPGs are at variance with each other. The 'National and Regional Population Projection' published in February 2007 acknowledges that the population projections contained in the National Spatial Strategy (NSS) and RPGs are outdated as population growth continues to expand rapidly.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. From the 2006 census results it is clear that it is not possible to stay within the household formation and population constraints of the RPGs. While it is not the intention of the NSS or the RPGs to stifle inherent dynamism in the county, the manner of growth within the County needs to be re-balanced. Future residential development needs to be matched by employment generating uses and improvements in provision of social infrastructure and quality of life enjoyed by residents in the County. The County Development Plan must therefore ensure that the greatest share of projected population is directed to the urban centres in the upper tiers of the Settlement Hierarchy with restriction being placed on further development in the smaller rural towns and villages in the Hinterland. The Development Plan sets a strategic population/housing unit horizon for the plan period and beyond that is consistent with the National Spatial Strategy and the Regional Planning Guidelines. As set out in 2.1.7 of the Meath County Development Plan 2007-2013, the Planning Authority shall identify and adopt an order of priority for the release of residentially zoned lands that shall conform to the scale and quantum of development with indicated in Table 5 and Table 6.

CONTEXT

The settlement strategy for County Meath as contained in the Meath County Development Plan (hereafter referred to as the CDP) 2007-2013 seeks to locate residential growth in the county in accordance with the National Spatial Strategy and the Regional Planning Guidelines. The primary tenet of the adopted County settlement strategy is to channel residential development into the three settlements of Navan, Dunboyne/Clonee/Pace Rail corridor and Drogheda Environs. As a result, the development of the small growth towns and key villages in the County will need to be slowed dramatically and will be more closely linked to local growth rather than to regional growth. 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, the residentially zoned landbank in these areas is being revisited 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.

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)	

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.

Settlement Strategy Strategic Objective 1 states as follows:

'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.'

“

It is proposed therefore to adopt by way of variation of the County Development Plan an order of priority for the settlement centres set out in Table 6.

STRATEGIC ENVIRONMENTAL ASSESSMENT

As it is proposed to vary a Development Plan, a Strategic Environmental Assessment (SEA) screening (i.e the process for deciding whether a particular plan other than those for which SEA is mandatory, would be likely to have significant environmental affects, and would thus warrant SEA), was required in accordance with Planning and Development Regulations 2001- 2004.

A screening report was prepared to determine if the proposed variation requires a Strategic Environmental Assessment. The outcome of the screening process was that an SEA was not required for the variation.

The screening report was referred to the Department of Environment, Heritage and Local Government, the Environmental Protection Agency and the Dept of Communications, Marine and Natural Resources. The Dept of Communications, Marine and Natural Resources responded and indicated the following: 'The stated objectives as set out in the Water Framework Directive cannot be compromised as a result of the variation. No other responses were received.

PUBLIC CONSULTATION

A Notice was published in the Irish Independent and the Meath Chronicle dated 10th November 2007 which stated that the variation was available for inspection from Tuesday 13th November 2007 until Tuesday 11th December 2007 at the following locations:

Planning Department, Abbey Mall, Abbey Rd, Navan.
Ashbourne Civic Offices, 1-2 Killelland Square Upper, Killelland Street, Ashbourne.
Duleek Civic Offices, Main Street, Duleek.
Dunshaughlin Civic Offices, Drumree Road, Dunshaughlin.
Kells Civic Offices, Headfort Place, Kells.
Navan Civic Offices, Town Hall, Watergate Street, Navan.
Trim Civic Offices, Mornington House, Summerhill Road, Trim.

Athboy Branch Library, Kells Road, Athboy
Duleek Branch Library, Main Street, Duleek
Dunboyne Branch Library, Castle View, Dunboyne
Dunshaughlin Branch Library, Main Street, Dunshaughlin
Kells Branch Library, Castle Street, Kells
Meath County Library / Navan Branch Library, Railway Street, Navan
Nobber Branch Library, Nobber
Oldcastle Branch Library, Millbrook Road, Oldcastle
Slane Branch Library, Castle Hill, Slane
Trim Branch Library, High Street, Trim

The proposed variation was also available for inspection on the Meath County Council web-site www.meath.ie.

A total of 159 submissions/observations were received.

CRITERIA FOR THE RELEASE OF RESIDENTIALLY ZONED LANDS

Table 6 of the Meath County Development Plan 2007-2013 is set out below and it provides details on the number of households allocated to each urban centre over the period to 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
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
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
VILLAGES (CONTINUED)										
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	32,837		1,513		40,733

The Planning Authority have projected the number of additional households that could be accommodated in each urban centre up to and including 2019, primarily for infrastructural planning needs. 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. This is not to infer that all of these lands 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.

The CDP in Section 2.1.7.1 of Volume 1 lists the criteria to be considered in determining the release of residentially zoned lands as follows:

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:

- o 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;
- o 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 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 de-prioritises outer suburban greenfield sites.

The variation comprises of this written statement and a series of maps which set out the phasing arrangement for the release of lands for residential development in each settlement the subject of this variation. This document sets out the phasing arrangement for the relevant settlement in alphabetical order by electoral area. The Navan electoral area which contains the settlements of Navan and Kentstown are not included in this exercise. The order of priority for Navan will be contained in the Navan Development Plan. As there are limited lands available for residential development in Kentstown, an order of priority will be included in the Kentstown Local Area Plan.

In respect of any lands which have a residential land use zoning objective in any settlement for which an order of priority has been prepared, which have not been included for phased release, it should be taken that these lands are for Phase 2 ie post 2013 release.

AREAS WHICH ARE NOT SUBJECT TO THE ORDER OF PRIORITY

- The Planning Authority has liaised closely with the Housing Dept of Meath County Council in respect of the preparation of the Order of Priority. The Planning Authority do not intend to stifle the delivery of local authority housing programme and will continue to work with the housing section on an ongoing basis. Therefore, units to be developed by Meath County Council for social and affordable housing will not be taken from the numbers allocated in Table 6 to any settlement.

- The Planning Authority does not intend to stifle redevelopment of brown field/ infill/ derelict sites in existing town and village centres. The Planning Authority seeks to actively promote redevelopment of these lands. Therefore, units permitted on such sites will not be taken from the numbers allocated in Table 6 to any settlement.

MONITORING AND REVIEW

The Planning Dept will be continually monitoring the operation of the Order of Priority to ensure that the development of each town takes place in a planned and sustainable manner in accordance with its adopted settlement strategy.

The Order of Priority will be subject to an annual review.

DUNSHAUGHLIN AREA

The settlement centres in the Dunshaughlin electoral area are as follows:

- Dunboyne/Clonee/Pace
- Dunshaughlin
- Kilcock
- Ratoath
- Maynooth
- Ashbourne
- Kilbride

The variation does not apply to Dunboyne, Clonee, or Ashbourne having regard to the preparation of Local Area Plans/Framework Plans which provides for the phasing of the residential land-bank and/or by virtue of the limited remaining uncommitted residential land-banks in these settlements.

The order of priority for Maynooth will be prepared as part of the Local Area Plan process in conjunction with Kildare County Council.

There are currently no residential lands zoned in Kilbride as it was not included in the settlement strategy in the 2001 County Development Plan and therefore is also excluded from this exercise. However a Local Area Plan will be prepared for Kilbride and this document will include an Order of Priority.

Dunshaughlin

The number of units permissible for the life of the CDP 2007-2013 is 655. When considering lands suitable for release the Planning Authority had regard to the criteria in Section 2.1.7.1 of the County Development Plan.

Permissions have been granted to JPC partnership (A2/A5 zoned lands to the south of Dunshaughlin) and Darlington Properties (C1 zoned lands off Main Street) on appeal to An Bord Pleanála for 54 and 137 residential units respectively and were not previously included in Table 6. Planning permission for 254 units has been granted on the Stanley O Meara lands south of Dunshaughlin since the adoption of the CDP. These lands were considered suitable for the release of development on the basis that their releaser will ensure the delivery of community lands and a relief road stretching from the Dublin Road to the Lagore Road thereby complying with Section 2.1.7.1 of the County Development Plan.

Phase One (2007-2013) priorities are as follows:

- a) Consolidation of the town centre;
- b) Completion of the Coldricks Pass housing estate off the Lagore road,
- c) Additional lands at the O Meara Stanley site south of Dunshaughlin to ensure delivery of the distributor road;

- d) 50 dwellings(houses) at the JP Molloy lands at Grangeend Common and Lagore rd;
- e) 350 units from the strategic reserve allocated to the A2 zoned lands west of Dunshaughlin town (currently in the ownership of Castlethorn) for residential development. It is proposed that c. 4.11 hectares will be made available to the GAA and a further 1.88 hectares will be provided as community open space. The development of these lands will also ensure the delivery of the proposed bypass distributor/link road on the extent of lands within the control of the developer.

The release of these lands will be linked to the availability of potable water and waste water capacity. All remaining lands will be released for development post 2013.

Kilcock

The number of units identified as being permissible for the life of the county development plan 2007-2013 for Kilcock is 1150. When considering lands suitable for release the Planning Authority had regard to the criteria in Section 2.1.7.1 of the County Development Plan.

A Local Area Plan was prepared and adopted for Kilcock in 2003. This LAP includes a distributor road which has the benefit of planning permission. The Planning permissions granted require that the road be delivered in its entirety. It is considered that to ensure the delivery of this road, all lands immediately abutting this road need to be released for development. The phasing map for Kilcock has been revised and now excludes all those lands identified as open space and community facilities and also excludes the permitted distributor road. On that basis, and having regard to the permissible number of units in Kilcock it is proposed that Phase One (2007-2013) release 56 hectares. The release of these lands will be linked to the availability of potable water and waste water capacity which in the case of Kilcock is sourced from Kildare County Council.

Ratoath

The number of units indicated to meet household targets in Table 6 in Ratoath is 343. When considering lands suitable for release the Planning Authority had regard to the criteria in Section 2.1.7.1 of the County Development Plan.

Planning permission was granted for 282 residential units to Sherwood Builders (Planning ref. No. DA 70037) on zoned lands located in Jamestown. This development will deliver a further section of a relief road which is considered to be a critical piece of infrastructure in Ratoath. Thus the remaining number of units required to meet the household targets are 61.

The release of any further lands in Ratoath will be reliant on the availability of water and waste water infrastructure. Having regard to the criteria for release of lands and remaining zoned lands available for development the priority in Ratoath is town centre consolidation. Remaining lands will be developed post 2013 on a phased basis.

KELLS AREA

The settlement centres for the Kells area are as follows:

- Kells
- Carnaross
- Athboy
- Carlanstown
- Crossakiel
- Drumcondrath
- Gibbstown
- Kilmainhamwood
- Moynalty
- Nobber
- Oldcastle
- Rathcairn

The Kells Development Plan 2007-2013 contains an order of priority for the release of residentially zoned lands. During the Kells Development Plan preparation process it was agreed that 132 units from a number of settlements in the Kells area would be re-allocated to Kells town to facilitate the release of existing residential zoned lands so as to ensure Kells retains its position in the settlement hierarchy.

There are currently no lands zoned in Carnaross as it was not included in the settlement strategy in the 2001 County Development Plan and therefore is also excluded from this exercise. However a Local Area Plan will be prepared for Carnaross and will include an Order of Priority.

Athboy

The number of units permissible for Athboy in Table 6 for the period 2007-2013 is 275. It was agreed to re-allocate 25 units from Athboy to Kells town. Therefore the number of units for release in Athboy for the plan period is 250. When considering lands suitable for release in each of the phases the Planning Authority had regard to the criteria in Section 2.1.7.1 of the County Development Plan.

Phase One (2007-2013) priorities are as follows:

- (a) Town centre consolidation;
- (b) 2.99 ha south west of the town centre to accommodate circa 60 residential units;
- (c) 2.68 ha north west of the town centre to accommodate circa 60 residential units;
- (d) 1 ha north east of the town centre to accommodate a maximum of 20 dwelling units.

The release of these lands will be linked to the availability of potable water and waste water capacity. All remaining lands will be released as part of phase 2.

Carlanstown

The number of units permissible for Carlanstown in Table 6 for the period 2007-2013 is 88. It was agreed to re-allocate 38 units to Kells town thus leaving 50 units for release in Carlanstown for the plan period. When considering lands suitable for release in each of the phases the Planning Authority had regard to the criteria in Section 2.1.7.1 of the County Development Plan.

Phase One (2007-2013) priorities are as follows:

- (a) Having regard to the extent of permitted residential development in Carlanstown, village centre consolidation is a priority;
- (b) 4.15 ha adjacent to the school site will be released in phase one as lands are made available for school expansion.

Remaining residentially zoned lands will be released in Phase 2.

Crossakiel

The number of units permissible for Crossakiel in Table 6 for the period 2007-2013 is 40. 5 units have been re-allocated to Kells town thus there are 35 units remaining for release for the plan period. When considering lands suitable for release in each of the phases the Planning Authority had regard to the criteria in Section 2.1.7.1 of the County Development Plan.

Phase One (2007-2013) priorities are as follows:

- (a) village centre consolidation;
- (b) 2.68 ha adjacent to the STP.

Remaining residentially zoned lands will be released in Phase 2.

Drumcondrath

The number of units permissible for Drumcondrath in Table 6 for the period 2007-2013 is 54. When considering lands suitable for release in each of the phases the Planning Authority had regard to the criteria in Section 2.1.7.1 of the County Development Plan.

Phase One (2007-2013) priorities are as follows:

- (a) village centre consolidation. The A3 zoned lands (*to conserve and protect the character and setting of institutional complexes and heritage buildings in residential redevelopment and infill proposals in accordance with action area planning approaches*) directly behind the town centre lands will, it is considered, release a limited number of residential units;
- (b) 2.46 ha south of the village centre;
- (c) 0.65 ha south of the village centre.

Remaining residentially zoned lands will be released in Phase 2.

Gibbstown

The number of units permissible for Gibbstown in Table 6 for the period 2007-2013 is 35. When considering lands suitable for release in each of the phases the Planning Authority had regard to the criteria in Section 2.1.7.1 of the County Development Plan.

Phase One (2007-2013) priorities are as follows:

- (a) village centre B1 and the release of A3 zoned lands (*to conserve and protect the character and setting of institutional complexes and heritage buildings in residential redevelopment and infill proposals in accordance with action area planning approaches*) directly behind the town centre lands is a priority so as to ensure a more sustainable settlement;
- (b) 2.13 ha adjacent to the industrial lands.

Remaining lands will be released in Phase 2.

Kilmainhamwood

The number of units permissible for Kilmainhamwood in Table 6 for the period 2007-2013 is 35. When considering lands suitable for release in each of the phases the Planning Authority had regard to the criteria in Section 2.1.7.1 of the County Development Plan.

Phase One (2007-2013) priorities are as follows:

- (a) village centre consolidation;
- (b) 0.78 ha adjacent to the town centre lands which will consolidate the village streetscape at this location

Remaining lands will be released in Phase 2.

Moynalty

The number of units permissible for Moynalty in Table 6 for the period 2007-2013 is 48. It was agreed to re-allocate 18 units to Kells town. Therefore there are 30 units remaining for release for the life of the current development plan. When considering lands suitable for release in each of the phases the Planning Authority had regard to the criteria in Section 2.1.7.1 of the County Development Plan.

Phase One (2007-2013) priorities are as follows:

- (a) village centre consolidation, village centre B1 and C1 lands will release, due to site constraints, a limited number of units;
- (b) 1.10 ha off the Carlanstown road.

Remaining lands will be released in Phase 2.

Nobber

The number of units permissible for Nobber in Table 6 for the period 2007-2013 is 72. It was agreed to re-allocate 12 units from Nobber to Kells town. The remaining number of units for release for the plan period is 60. When considering lands suitable for release in each of the phases the Planning Authority had regard to the criteria in Section 2.1.7.1 of the County Development Plan.

Phase One (2007-2013) priorities is as follows:

- (a) village centre consolidation

Remaining lands will be released in Phase 2.

Oldcastle

The number of units permissible for Oldcastle in Table 6 for the period 2007-2013 is 219. It was agreed to re-allocate 19 units from Oldcastle to Kells town. The number of units for release for the plan period is 200. When considering lands suitable for release in each of the phases the Planning Authority had regard to the criteria in Section 2.1.7.1 of the County Development Plan.

Phase One (2007-2013) priorities are as follows:

- (a) Town centre consolidation;
- (b) 2.06 ha north of the town centre;

Remaining lands will be released in Phase 2.

Rathcairn

The number of units permissible for Rathcairn in Table 6 for the period 2007-2013 is 35. It was agreed that 15 units were to be re-allocated to Kells town. The number of units for release for the plan period is therefore 20. When considering lands suitable for release in each of the phases the Planning Authority had regard to the criteria in Section 2.1.7.1 of the County Development Plan.

Phase One (2007-2013) priority is as follows:

- (a) infill development at the crossroads to create a more consolidated and legible streetscape.

Slane Area

The settlement centres in the Slane area are as follows:

- Drogheda Environs
- Bettystown/Laytown/Mornington East
- Donore
- Duleek
- Gormonston
- Julianstown
- Mornington/Donacarney
- Slane
- Stamullen

A local area plan is being prepared for Drogheda Environs at present which will contain an order of priority.

Bettystown/Laytown/Mornington East

As set out in the CDP, the number of units identified as being permissible for the life of the county development plan in this area for 2007-2013 is 1163. However Carroll Estates who were granted a total of 435 units under planning reg. ref. SA 60494 needs to be taken out of the number of units identified as it was not previously included. This application is currently on appeal to An Bord Pleanala. There are two other planning applications SA 60368 Darlington Properties and SA 60514 Empire Homes which have been granted and need to be provided for within Table 6. The number of units permitted were 89 and 113 respectively on lands zoned *A2 - 'to provide for new residential communities..'* These applications also provide for the provision of a new distributor road linking the town centre lands to these residential lands.

Therefore the remaining number of units available for release up to 2013 in the Bettystown/Laytown/Mornington area is 488. The total number of residential units in this area identified for development exceeds the permissible number of units in Table 6. However 100 units were re-directed from Gormanston and 60 units from Mornington/Donacarney to Bettystown/Laytown/Mornington east, thereby ensuring adequate capacity to release the areas of lands identified in Phase 1 which provides for 648 units in total. When considering lands suitable for release in each of the phases the Planning Authority had regard to the criteria in Section 2.1.7.1 of the County Development Plan. The delivery of social and improved physical infrastructure along with the promotion of a more sustainable economic base located on town centre lands is a priority in Bettystown/Laytown and Mornington east area.

Phase One (2007-2013) priorities are as follows:

- (a) Town centre consolidation and expansion in Bettystown and Laytown;
- (b) Development of the 9.58 h to accommodate 200 units on residential lands subject to a framework plan to the south of Bettystown/North of Laytown immediately abutting the lands identified for educational purposes. The development of these lands will ensure the delivery of open space/recreational

amenities which are closely linked to the educational campus (located on adjoining lands which are in the ownership of the Department of Education);

- (c) Release of 120 units on BET 21 lands north of Bettystown zoned A2 immediately adjacent to the G1 lands.
- (d) 0.51 ha in Mornington East¹

Remaining lands will be released in Phase 2.

The development of residential units should only occur where lands are released for community purposes in conjunction with delivering open space for active and passive recreational amenities as identified on Map 3 in the East Meath Local Area Plan or on town centre lands where land-use potential and economic activities can be maximised. The release of these lands will be linked to the availability of potable water and waste water capacity.

Donore

The number of units permissible in Donore in Table 6 for the period 2007-2013 is 34. When considering lands suitable for release in each of the phases the Planning Authority had regard to the criteria in Section 2.1.7.1 of the County Development Plan.

Phase One (2007-2013) priorities are as follows:

- (a) Consolidation of the village centre;
- (b) 1.5 ha west of the Meath County Council Housing scheme.

Remaining lands are to be released in Phase 2.

Duleek

The number of units identified for Duleek in the County Development Plan is 231. There has been no recent large scale residential development permitted in Duleek. When considering lands suitable for release in each of the phases the Planning Authority had regard to the criteria in Section 2.1.7.1 of the County Development Plan.

Phase One² (2007-2013) priorities are as follows:

- (a) Consolidation of the town centre;
- (b) Infill opportunities on Station rd.

Remaining lands are to be released in Phase 2.

Gormonston

¹ The Lands with a B3 land use zoning objective are not subject to this variation.

² In the draft variation the release of 94 units for Dunsany Construction was identified as a phase 1 priority, part of these lands are not currently zoned and therefore cannot be the subject of this variation. These lands are the subject of a proposed variation to the CDP. This variation has not been placed on display therefore these lands have not been included for phase 1 release at this time.

The number of units permissible for Gormanston in Table 6 for the period 2007-2013 is 150. When considering lands suitable for release in each of the phases the Planning Authority had regard to the criteria in Section 2.1.7.1 of the County Development Plan. 100 units are re-directed to Bettystown/Laytown/Mornington East area.

It is considered that there are no lands which if released would satisfy the criteria set out in Section 2.1.7.1 of the CDP. It is proposed therefore that 50 units be released in Gormanston. No lands have been identified on the phasing map given the difficulty in identifying lands that would become available for release. Therefore, the units should be reserved specifically for infill proposals on existing residentially zoned lands.

Julianstown

The number of units permissible for Julianstown in Table 6 for the period 2007-2013 is 23. When considering lands suitable for release in each of the phases the Planning Authority had regard to the criteria in Section 2.1.7.1 of the County Development Plan.

Phase One (2007-2013) priorities is as follows:

- (a) Village centre consolidation;
- (b) 0.88ha residential lands zoned A2 off the Laytown Road;

Remaining lands are to be released in Phase 2.

Mornington/Donacarney

The number of units permissible for Mornington/Donacarney in Table 6 for the period 2007-2013 is 210. 60 units are reallocated to the Bettystown/Laytown area. When considering lands suitable for release in each of the phases the Planning Authority had regard to the criteria in Section 2.1.7.1 of the County Development Plan.

Rybo Partnership were refused permission by MCC, SA 60384 refers, for a total of 713 units which is currently on appeal to An Bord Pleanala. These lands and those adjoining have been identified for phase 2 release.

Phase One (2007-2013) priorities is as follows:

- (a) Village centre consolidation. The lands with the B3 land use zoning objective have been omitted and their development is not subject to the order of priority;
- (b) The delivery of 100 units on lands identified with the specific objective Don 5 for the provision of a mixture of housing tenures to include social, affordable, voluntary and private housing. These lands are subject to a framework plan which will ensure the delivery of sporting facilities, necessary physical infrastructure, pedestrian and cycle networks as set out in the Don 5 objective contained in the East Meath Local Area Plan - map no. 5.

Remaining lands are to be released in Phase 2.

Slane

As set out in the County Development Plan 2007, the number of units identified as being permissible for the life of the county development plan in this area for 2007-

2013 is 65. When considering lands suitable for release in each of the phases the Planning Authority had regard to the criteria in Section 2.1.7.1 of the County Development Plan.

Phase One (2007-2013) priorities are as follows:

- (a) Village centre consolidation;
- (b) 2.09 ha east of the churchlands housing estate.

Remaining lands will be released in Phase 2.

Stamullen

The number of units identified as being permissible for the life of the county development plan in this area for 2007-2013 is 618. However McGreevy Enterprises who were granted planning permission for 30 units, SA 60317 refers needs to be taken out of the number of units identified as it was not included in Table 6 in the CDP. Therefore the remaining number of units permissible up to 2013 in Stamullen is 588.

The delivery of social infrastructure and improved physical infrastructure is a priority in Stamullen.

Phase One (2007-2013) priorities are as follows:

- (a) Village centre consolidation;
- (b) 0.18 ha within the Orchard Housing Estate;
- (c) Development on STA 6, 9 and 10 residential lands.

The development of residential units should only occur where the required physical infrastructure and open space for active and passive recreational amenities as identified in the Framework Plan for the STA 10 lands are being delivered. The framework plan is the supporting document for the amendments to the East Meath Local Area Plan for Stamullen. The release of these lands will be linked to the availability of potable water and waste water capacity. The STA 10 framework plan lands will ensure the delivery of the necessary road infrastructure to ensure better connectivity to town centre of Stamullen while also providing necessary community facilities which include, *inter alia*, GAA lands, new school site, riverside walk. Phase 1 of these lands as indicated in the framework plan consist of c. 12.63 hectares which would yield c. 315 units using a density of 25 units to the hectare. The remaining lands in the framework plan c. 9.31 hectares would yield c. 232 units, giving a total of 547 units. There are c. 40 remaining units which can be permitted within the town centre.

All remaining zoned lands would be developed post 2013 and will be subject to review as part of the Order of Priority and Local Area Plan review.

TRIM AREA

The settlement centres in the Trim electoral area are as follows:

- Trim
- Ballivor
- Clonard
- Enfield
- Kildalkey
- Kilmessan
- Longwood
- Rathmoylon
- Summerhill

The Draft Trim Development Plan which is currently on display contains the order of priority for Trim.

Ballivor

The number of units indicated to meet household targets in the County Development Plan in Ballivor is 142. When considering lands suitable for release the Planning Authority had regard to the criteria in Section 2.1.7.1 of the County Development Plan.

Phase One (2007-2013) priorities are as follows:

- (a) Village centre consolidation³;
- (b) 0.61 ha off the Kildalkey rd;
- (c) 3.51 ha off the Trim rd.

Remaining lands will be released in Phase 2.

The release of lands in Ballivor will be reliant on the availability of water and waste water infrastructure.

Clonard

The number of units indicated to meet the household targets in the County Development Plan up to 2013 is 44. When considering lands suitable for release the Planning Authority had regard to the criteria in Section 2.1.7.1 of the County Development Plan.

Phase One (2007-2013) priorities are as follows:

- (a) Village centre consolidation;
- (b) 2.26 ha south of the school.

Remaining lands will be released in Phase 2.

³ The Church (RC) and parish lands to the rear of the Church which were included in the draft variation for phase 1 release have been omitted as these lands have a G1 land use zoning objective and can be released at any time and are not governed by the order of priority.

Enfield

The number of units identified as being permissible for the life of the county development plan 2007-2013 is 500. When considering lands suitable for release the Planning Authority had regard to the criteria in Section 2.1.7.1 of the County Development Plan. Enfield has limited remaining residential zoned lands available for development. There are c. 11.4h of lands available which would yield c. 285 units.

Having regard to the limited remaining zoned lands available for development it is proposed that Phase One (2007-2013) would consist of:

- a) Consolidation of the town centre;
- b) Remaining residential zoned lands which are also to include the redevelopment of A1 zoned lands on the Trim Road.

The release of these lands will be linked to the availability of potable water and waste water capacity. The Order of priority will be subject to review on an annual basis and will be revisited on review of the Local Area Plan.

Kildalkey

The number of units indicated to meet the household targets in the County Development Plan up to 2013 is 72. When considering lands suitable for release the Planning Authority had regard to the criteria in Section 2.1.7.1 of the County Development Plan.

Phase One (2007-2013) priority is as follows:

- (a) Village centre consolidation;

Remaining lands will be released in Phase 2.

Kilmessan

The number of units indicated to meet the household targets in the County Development Plan up to 2013 is 176. When considering lands suitable for release the Planning Authority had regard to the criteria in Section 2.1.7.1 of the County Development Plan.

Phase One (2007-2013) priority is as follows:

- (a) Village centre consolidation;

Remaining lands will be released in Phase 2

Longwood

The number of units indicated to meet household targets in the County Development Plan in Longwood is 112. When considering lands suitable for release the Planning Authority had regard to the criteria in Section 2.1.7.1 of the County Development Plan.

Planning permission was granted to Paul Kelly (TA 60181) for 80 units on appeal to An Bord Pleanála, this number was not included in table 6 in the CDP. Therefore the remaining number of units in Table 6 is 32.

Phase One (2007-2013) priorities are as follows:

- (a) Village centre consolidation;
- (b) 4.09 ha west of the village centre which provide for the LW6 Objective which seeks to ensure upgrading of the laneway at this location;
- (c) 0.65 ha north west of the village centre.

Remaining lands will be released in Phase 2.

The Planning Authority acknowledge the need to accommodate the expansion of the existing school in Longwood and will consider an element of enabling housing where lands are made available for such expansion.

Rathmolyon

The number of units indicated to meet the household targets in the County Development Plan up to 2013 is 64. When considering lands suitable for release the Planning Authority had regard to the criteria in Section 2.1.7.1 of the County Development Plan.

Phase One (2007-2013) priority is as follows:

- (a) Village centre consolidation and expansion to the south west.

The release of these lands will be linked to the availability of potable water and waste water capacity.

Remaining lands will be released in Phase 2.

Summerhill

The number of units indicated to meet the household targets in the County Development Plan is 79. When considering lands suitable for release the Planning Authority had regard to the criteria in Section 2.1.7.1 of the County Development Plan.

Phase One (2007-2013) priorities are as follows:

- (a) Village centre consolidation;
- (b) 1.04 ha off the Trim rd;
- (c) 4ha off the Kilcock rd.

Remaining lands will be released in Phase 2.

The release of these lands will be linked to the availability of potable water and waste water capacity.

Strategic Reserve

The County Development Plan in Section 2.1.6. sets out that *'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 Plan and Written Statements & Detailed Objectives for Towns and Villages (Volume 11).'*

'Strategic' as set out in the County Development Plan refers 'to the Large Growth Towns of Navan and Drogheda and the Metropolitan Area Moderate Growth Towns of Dunboyne/Clonee/Pace Corridor and Maynooth, the Hinterland Area Moderate Growth Towns of Ashbourne and the Small Growth town of Enfield'.