

**MEATH COUNTY COUNCIL
PLANNING AND DEVELOPMENT ACT, 2000**

**NOTICE OF THE MAKING OF A VARIATION TO THE MEATH COUNTY
DEVELOPMENT PLAN 2007-2013
VARIATION NO. 7 DUNSHAUGHLIN**

Notice is hereby given pursuant to Section 13 (8) (a) of the Planning and Development Act, 2000 that Meath County Council, as Planning Authority have made Variation No 7 of the above mentioned Plan. The variation relates to two parcels of land located in the townlands of Readsland and Johnstown, Dunshaughlin. The lands lie between the current development boundary in the Dunshaughlin Development Plan and the M3 motorway link road (Objective DS17 in the Dunshaughlin Development Plan). The lands do not currently have a land use zoning objective. The part (a) of this variation identifies lands which would provide local retail facilities to serve these future residents and those existing residents in the vicinity. Part (b) zones 2 small parcels of land which adjoin the current development boundary and the M3 link road which are currently unzoned and their zoning will ensure that these lands develop in a comprehensive manner with adjoining lands.

The variation comprises of the following elements:

- a) The zoning of approx. 2.39 ha to Land Use Zoning Objective B3 "To protect, provide for and improve local shopping facilities in order to create and retain a vibrant and sustainable neighbourhood centre to cater for primarily local needs."
- b) The zoning of approx. 2.07 ha to Land Use Zoning Objective A2 "To provide for new residential communities and community facilities and to protect existing residential areas."
- c) Local Objective DS 18: To provide local shopping facilities with convenience retail provision including a supermarket/discount foodstore to range in size from 1,000- 1,500 sqm and a childcare facility of adequate size to cater for the adjoining residential population, on the lands identified as B3.

In complying with the SEA Directive (2001/42/EC) and the Planning and Development (Strategic Environmental Assessment) Regulations, 2004 SEA screening was carried out and this decision is available for inspection.

The Development Plan as varied will be available for inspection during normal working hours at the following locations:

- Planning Department, Abbey Mall, Abbey Road, Navan
- Meath County Council Area Offices & Branch Libraries.
- Meath County Council web-site www.meath.ie.

Mr. Michael Griffin,
Senior Executive Officer,
Planning Department,
Meath County Council,
Abbey Mall,
Navan, Co. Meath



LAND USE ZONING OBJECTIVES

- A1 To protect and enhance the amenity of developed residential communities.
- A2 To provide for new residential communities and community facilities and to protect existing residential areas.
- A3 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.
- 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 approved action area plans.
- A5 To provide for low density residential development in accordance with action area based planning 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 action area plans and subject to the provision of necessary physical infrastructures.
- B3 To protect, provide for and improve local shopping facilities in order to create and retain a vibrant and sustainable neighbourhood centre to serve primarily local needs.
- C1 To provide for and facilitate mixed residential and business uses in existing mixed use central business areas.
- 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 action plans and the provision of necessary physical infrastructure.
- F1 To provide for and improve open spaces for active and passive recreational amenities.
- G1 To provide for necessary community, recreational and educational facilities.

SPECIFIC OBJECTIVES

DS 1-18 Objective (see text)

- Access Points
- Trees to be preserved
- Listed Buildings or Structures
- Pedestrian Walkways
- Pedestrian Walkways/ Cycleways
- Provision of footpaths
- Major distributor / New Roads
- Development Area Boundary
- Potential Rail Link (diagrammatical only)
- Proposed By Pass
- Extent of DS 12 objective
- Areas of Archaeological Interest

Note: Details shown on this map is for information purposes only. Further details on any item should be clarified with Meath County Council.
 This map has been produced by Meath County Council with available Local Authority and Ordnance Survey base data.
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Scale - 1:10,000
 Mapinfo File:
 C:\MAPDATA\PLANNING\Dunshaughlin
 Dunshaughlin Variation.wor
 Produced By: K.Mac (11/08)

Variation No.7
Extension of Development
Boundary and New B3
Zoning Objective 2.39 ha Total

Variation No.7
Extension of Development
Boundary and New A2
Zoning Objective
2.07 ha Total

