

TRIM DEVELOPMENT PLAN

2014 -2020

Draft Variation No. 1



comhairle chontae na mí
meath county council

1.0 Introduction

- 1.1 The Trim Development Plan 2014-2020 was adopted on the 7th April 2014.
- 1.2 The Core Strategy outlined in the County Development Plan 2013-2019 identification of Trim as a Moderate Sustainable Growth Town¹ in line with its current RPG status, in addition to it being a Secondary Economic Growth Town in the county linked to Navan in a complementary & supportive role. Moderate Sustainable Growth Towns should develop in a self sufficient manner and levels of growth should be balanced to ensure that any increase in population will be in tandem with employment opportunities, capacity in physical and social infrastructure and will not be based on long distance commuting. Economic development and service provision will be an important factor in determining the appropriateness of new housing. These towns will need to provide a full range of services adequate to meet local needs, both within the town and in the surrounding rural catchment area, but not generate long distance travel patterns.
- Tourism is also a major force for development in Trim and Kells with the centres to act as a tourism cluster with improvement in the connectivity between both centres identified for investment. Each town is to develop a strategy for niche tourism as an integral part of their overall development strategy.
- 1.3 Variation No. 3 of the Meath County Development Plan 2013-2019 was the first in a suite of variations (including that of the Trim Development Plan) which was adopted on the 23rd May 2016 and aligns the County Development Plan with the key tenets of the Economic Strategy.
- 1.4 The Regional Spatial and Economic Strategy adopted on the 3rd May 2019. This provides a revised settlement typology for the region which will be reflected in the Meath County Development Plan 2020-2026.

2.0 PURPOSE OF PROPOSED VARIATION NO. 1 OF THE TRIM DEVELOPMENT PLAN

- 2.1 The key purpose of the Variation to the Trim Development Plan is to align the Plan with the key tenets of the Economic Development Strategy for County Meath 2014 – 2022 as they relate to statutory land use planning. The Variation also seeks to align the Trim Development Plan with the provisions of the County Development Plan (as varied) and update the written text and maps accordingly.
- 2.2 The various components of the proposed Variation are set out separately below.
- 2.3 The Economic Development Strategy sets out the medium- term strategy for economic development within County Meath until 2022 and has been prepared in light of the

¹ As per its designation In the Regional Planning Guidelines for the Greater Dublin Area 2010-2022

recommendations set out within the “Putting People First” (2012) and the Local Government Reform Act of 2014. The Economic Development Strategy is also mindful of the wider regional context of economic and employment development in Meath and neighbouring local authority areas.

- 2.4 The Government’s Action Programme for Effective Local Government, “Putting People First”, was published in October 2012 and sets out the following objective for local government reform:

“Local government will be the main vehicle of governance and public service at local level - leading economic, social and community development, delivering efficient and good value services, and representing citizens and local communities effectively and accountably”.

- 2.5 In considering the role and function of Local Authority’s the Action Plan outlines the following:

“Local authorities should play as wide a role as possible in public service and administration, not only in the specific service areas that have traditionally been their main business focus, but also in contributing to national recovery and economic growth”.

- 2.6 In particular the document identifies that that there will be a stronger role for local government in promoting economic development, thereby sustaining and creating jobs – building on the local initiatives already in train.

- 2.7 The 2014-2022 Meath County Economic Development Strategy has also been prepared in light of the policies and objectives of the Action Plan for effective local government and Objective CS OBJ 10 of the Development Plan which sets out the following;

‘To provide and promote a strategic economic development strategy that identifies a hierarchy of employment centres related to the overall development strategy of the County which will encourage a more balanced and sustainable pattern of employment across the county’

- 2.8 Prior to the preparation of the Meath Economic Development Strategy 2014-2022, Meath County Council commissioned an economic baseline study for County Meath which was completed by Maynooth University in June 2013. This exercise was predicated on the premise that the Council’s strategies and actions are focused on delivering on the No. 1 Corporate Objective contained in the Meath County Council Corporate Plan which is *‘To drive the economic and social development of County Meath’* and also being a proactive response to the government policy document *‘Putting People First – A New Role for Local Government’* published by the Department of Environment, Community and Local Government (DoECLG, 2012).

- 2.9 In January 2014 Meath County Council engaged a multidisciplinary consultancy team comprising of PMCA Economic Consulting, FTI Consulting and John Spain & Associates to prepare comprehensive evidence based Economic Development Strategy for County Meath to cover the period 2014 – 2022. The major report by the consultants builds upon the

baseline work completed earlier by researchers at Maynooth University and undertook additional empirical analysis to assess the structure and performance of the local economy of Meath, including employment, extent of outbound commuting and enterprise development, including among indigenous enterprises and foreign direct investment (FDI) enterprises.

- 2.10 The Economic Strategy 2014-2022 identifies that existing trends within the County which impact on the economic performance of the County including:
- A narrow base of economic activities in largely traditional areas;
 - FDI deficit;
 - Low penetration of knowledge orientated activities;
 - Substantial skills leakage due to commuting trends from the County.
- 2.11 The Meath Economic Development Strategy sets evidence based measures aimed at accelerating the economic transformation, revitalisation and sustainable development of County Meath from 2014-2022.
- 2.12 A key challenge will be to ensure more jobs are available within Meath to its residents and that the County is seen as a place to invest in as well as live and visit. The Economic Strategy examines investment factors and decisions aimed at transforming the employment base to a more sustainable growth path up to 2022 as well as highlighting measures and practices required to sustain success. The Economic Strategy, and the central tenets of the Economic Vision (formulated by the consultancy team), incorporates a substantial amount of work in the form of relevant economic data analysis, spatial assessment and consideration of the importance of promoting County Meath to help ensure it fulfils its economic potential in the coming years.
- 2.13 Key elements of the Economic Strategy include:
- Projections of the level of employment in County Meath to 2022 (going into the Economic Vision for Meath), using the 2011 situation as the benchmark, and carrying out sectoral projections of what can be achieved based on the inherent strengths of the local economy and specific sectoral opportunities;
 - Assessment of spatial planning opportunities in the form of identified sites around the County and the fit of these locations in the context of the current Meath CDP 2013-2019 (as varied);
 - Marketing plan for Meath, which integrates the economic and spatial plans;
 - Overall set of strategic recommendations for implementing the Economic Development Strategy and monitoring progress during the period 2014-2022
- 2.14 The Meath Economic Development Strategy (2014-2022) contains 8 no. key actions/recommendations designed to achieve the projected level of employment growth in Meath by 2022 of an additional 7,500 jobs in order to broaden Meath's economic base by growing the share of employment taken up by knowledge-orientated activities and thus growing both indigenous and (FDI) enterprises in the County.

- 2.15 The measures recommended within the Economic Development Strategy seek to promote County Meath to fulfil its economic potential and to prosper as a successful, diverse and vibrant social, civic, commercial, and residential centre that will be recognised locally, nationally and internationally as a highly attractive and distinctive location in which to conduct business.
- 2.16 Variation No. 3 of the Meath County Development Plan incorporated the recommendations and specific actions of the Meath Economic Development Strategy 2014-2022 within the settlements identified in Volume 5 of the current Meath County Development Plan 2013-2019 and this draft variation is prepared in that context and to align the Trim Development Plan with the varied County Development Plan and the Economic Development Strategy. The implementation of the 8 no. specific actions contained in the Economic Development Strategy for County Meath 2014-2022 will be the primary response of the Local Authority to seek to improve the number of local employment opportunities available to the resident population.
- 2.17 In particular Action 3 of the Economic Development Strategy identifies a number of revisions required to positively provide the framework for investment and employment creation while at the same time removing non-essential potential barriers to employment generating development. The requirements arising from Action 3 of the Economic Development Strategy is therefore a key reason for the preparation of this variation. Therefore a review of the Trim Development Plan was undertaken. This assessment included the following:
- Undertake a review of the existing Trim Development Plan and associated policies and objectives to incorporate the actions and recommendations of the Meath Economic Development Strategy 2014-2022.
 - Update the policies and objectives of the Trim Development Plan to include reference to the Meath Economic Development Strategy.
 - Undertake a review of the employment zoning objectives as set out within Chapter 2 of the Trim Development Plan.
 - Consideration of potential requirements to zone additional lands for strategic employment purposes within the town at appropriate locations in order facilitate a choice of employment zoned lands.
 - To review the quantum and location of employment zoned land in Trim. Where there is an evidence based need to identify further employment lands at key locations in the town that correlates with the Economic Development Strategy for County Meath outcomes, this will be addressed. The quantum of employment lands within the existing employment zones within the town will also be examined in terms of meeting the future employment needs of Trim over the plan period.
 - In order to realise a key strategic roads objective for the town of Trim, linking with Navan and Dublin Roads and to protect the integrity of Newtown Bridge (a protected structure) it is proposed to provide additional strategic employment lands to provide for knowledge based enterprise and additional residential lands to provide in the order of 100 quality Executive Style housing units. These lands will facilitate the delivery of a live-work community including high quality residential

accommodation for employees and employers within Trim who are presently experiencing a shortage in this type of housing and to provide greater choice for consumers within the local housing market and reduce the high incidence of out commuting from the town. The allocation of residential units to Trim will remain within the Core Strategy parameters. Masterplan No 1 refers to the said lands.

2.18 Following on from this review it is proposed that a number of amendments will be made to the Trim Development Plan as detailed below:

- To amend the text of the Trim Development Plan narrative, policies and objectives to bring these into line with the Meath Economic Development Strategy.
- To review the quantum and location of employment zoned land in Trim.
- To review the appropriateness of the Masterplan Objectives in the town as they pertain to the compatibility with employment generation
- To review the requirements surrounding the preparation of Framework Plans.
- Introduce a 'spot objective' for strategic employment and residential lands to provide for in the order of 100 residential units and provide key physical infrastructure in the form of part of the distributor road linking the Navan and Dublin Roads. The proposed residential development shall provide for Executive style housing of high architectural merit, a live-work community and the reservation of lands for educational provision. These lands are subject to the preparation and approval of a Master Plan by the Executive of the Planning Authority.
- Amendments to the employment zoning objectives set in order to provide more flexibility in the provision of employment generating uses. This will ensure consistency with the County Development Plan zoning objectives.
- Amendments to take account of flood risk mapping published since adoption of the Trim Development Plan (undertaken in April 2014).

3.0 CONTENT OF VARIATION NO. 1 OF THE TRIM DEVELOPMENT PLAN

3.1 A number of amendments to the Trim Development Plan are proposed in order to incorporate the recommendations of the Meath Economic Development Strategy and to align the Trim Development Plan with the County Development Plan as varied. These are addressed as follows:

Policy wording changes to include reference to the Economic Development Strategy

3.2 A detailed review of the economic strategy contained in Chapter 3 of the existing Development Plan was undertaken as part of this variation. The policies and objectives as they relate to economic development are proposed to be updated to include specific reference to the findings and recommendations set out within the Meath Economic Development Strategy 2014-2022.

Zoning of additional residential lands to facilitate the provision of key physical infrastructure, strategic employment and residential uses.

- 3.3 As part of the preparation of the proposed Variation of the Trim Development Plan a review was undertaken of the key strategic infrastructural requirements included within the existing Trim Development Plan. On the basis of this review, it is proposed to provide for additional strategic employment and residential zoned lands in order to facilitate the development of key physical infrastructure at the following location:

Navan Road:

As part of the preparation of the Variation, consideration was given to identifying an appropriate mechanism for the development of key critical infrastructure linking the Navan and Dublin roads and also a suitable location to develop a sustainable live work community in Trim centred on a range of uses including enterprise and employment, recreational and residential development. A spot objective will be introduced to facilitate the development of an architecturally designed gateway building to the north of the employment lands fronting the Navan Road. Development at this location to the north-east of the town will provide a balance of employment, residential land use zonings within the settlement and optimise the advantage of the strategic location of the lands.

The key purpose of this variation is to implement the objectives of the Economic Development Strategy and to ensure consistency with Variation 3 of the Meath County Development Plan 2013-2019. This proposed variation will facilitate economic development and tourism opportunities. This variation will address a deficiency in the provision of Key critical infrastructure and Executive Style housing and supporting the live-work community concept as provided for within the Economic Development Strategy. Development of these lands will be subject to the preparation of a Master Plan which will require the written approval of the Executive of the Planning Authority.

Review of the Zoning Objectives set out within the County Development Plan

- 3.4 A review of the zoning objectives set out within the Meath County Development Plan 2013-2019 was undertaken as part of Variation Number 3 in order to provide more flexibility for employment generating at appropriate locations within the County. This proposed variation undertakes a similar review to ensure consistency between the County Development Plan 2013 and the Trim Development Plan.
- 3.5 Two employment based land use categories are identified within the Draft Variation of the Trim Development Plan. These categories are as follows:
- E1-Strategic Employment Zones (High Technology Uses): To facilitate opportunities for high-end technology/manufacturing and major campus style office based employment within high quality and accessible locations.
 - E2 General Enterprise & Employment: To provide for the creation of enterprise and facilitate opportunities for employment through industrial, manufacturing, distribution, warehousing and other general employment.

4.0 STRATEGIC ENVIRONMENTAL ASSESSMENT

- 4.1 Strategic Environmental Assessment (SEA) is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme before the decision is made to adopt the plan or programme. The purpose is to “provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation of plans and programmes with a view to promoting sustainable development.”(European Directive 2001/42/EC) The Planning Authority has continued to use the Strategic Environmental Objectives from the Trim Development Plan 2014 SEA to assess this variation and this is considered both practical and pragmatic.
- 4.2 The existing Trim Development Plan 2014-2020 was subject to a mandatory requirement for SEA and an Environmental Report and SEA Statement was prepared in conjunction with the making of the Plan. SEA is not mandatory for the proposed Draft Variation and therefore it was subject to screening for the requirement for SEA.

Screening of the Draft Variation for the requirement for SEA was carried out in accordance with Article 13K(1) and (2) of the Planning and Development Regulations 2001, as amended. Screening of the Draft Variation for the requirement for AA has determined that the likelihood of an impact on European sites (*i.e.* the River Boyne SPA and River Boyne and Blackwater SAC) cannot be excluded, and therefore the Draft Variation must be subject to Appropriate Assessment and a Natura Impact Report (NIR) has been prepared.

As a result, in accordance with the direction of Circular Letter SEA 1/08 & NPWS 1/08 (refer to Section 1.4 of this report above), the Draft Variation must also be subject to full strategic environmental assessment and an SEA Scoping Report and an Environmental Report has been prepared.

The Draft Variation and associated Natura Impact Report (NIR) and SEA Environmental Report are also available for review as part of the consultation and public display for the Draft Variation. Ultimately, the process will facilitate the broad aim of achieving a sustainable economic strategy within Trim over the lifetime of the Trim Development Plan.

5.0 APPROPRIATE ASSESSMENT SCREENING

- 5.1 Article 6(3) of European Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive) requires competent authorities, in this case Meath County Council, to undertake an Appropriate Assessment (AA) of any plan or project not directly connected with or necessary to the management of a Natura 2000 site but likely to have a significant effect thereon, either individually or in combination with other plans or projects. The assessment examines the implications of proceeding with the plan or project in view of the site's conservation objectives.
- 5.2 An Appropriate Assessment Screening was undertaken of the draft variation to the Trim Development Plan 2014 – 2020, in accordance with the requirements of Article 6(3) of the

EU Habitats Directive (92/43/EEC). It was determined that a Stage II Appropriate Assessment was required.

6.0 FLOOD RISK ASSESSMENT

A Strategic Flood Risk Assessment (SFRA) was carried out by JBA Associates Consultant Engineers on behalf of Meath County Council to inform the preparation of the Variation. This SFRA builds on the existing assessment which was carried out for Variation no's 2 and 3 of the Meath County Development Plan. Other existing approved FRAM studies, including the CFRAMS and OPW flood mapping has also informed this process. The SFRA utilises the most up to date flooding data for Trim available at the time of preparing the Variation.

7.0 HOW TO READ THE PROPOSED AMENDMENTS TO THE TRIM DEVELOPMENT PLAN

This variation document includes only the relevant sections of the Trim Development Plan 2014-2020 which it is proposed to vary, not the entire plan. Therefore, **it is advisable that this variation be read in conjunction with the current Trim Development Plan.**

- 7.1 The existing text of the Trim Development Plan 2014 – 2020 is shown in normal font and is included to provide context to the content of each section not being altered as part of this variation process. **Please note that the Draft Variation document should not be interpreted as the complete text of the Trim Development Plan 2014 -2020 but rather highlights selected parts of the Trim Development Plan which are proposed to be varied as part of Variation No. 1.** On completion of this variation process, a consolidated version of the Trim Development Plan Written Statement as altered by Variation 1 will be made available for ease of reference and to avoid any potential confusion.
- 7.2 Proposed Amendments / Additions are shown as **red** text. Deletions are indicated with strikethrough as illustrated in the example blow.

The Trim Development Plan 2014-2020 sets out the intention of the Planning Authority-Meath County Council, as to the future growth and sustainable development of Trim and its immediate environs. The principal aim of the Planning Authority is to ensure that future development in Trim takes place in a planned, co-ordinated and sustainable manner over the coming years. ~~The land use zoning objective applicable to Scurlockstown Business Park from the County Development Plan is E2 General Enterprise & Employment (Category 1). The development of E2 lands seek to provide for the creation and production of enterprise and facilitate opportunities for industrial, manufacturing, distribution, warehousing and other general employment / enterprise uses in a good quality physical environment.~~

- 7.3 Where deletions or additions are proposed to the policies and objectives of the Development Plan follow on changes may be required to the overall numbering system of such policies or objectives list in relevant chapters. It is the Planning Authority's intention to carry out a renumbering process of such policies and objectives. A consolidated version of the development plan as varied will be published following completion of this variation process

8.0 MAKING A SUBMISSION

- 8.1 A copy of the draft Variation (No. 1) of the Trim Development Plan 2014- 2020, together with the Strategic Environmental Assessment Report, Appropriate Assessment Report and Strategic Flood Risk Assessment and Management Plan pursuant to Article 6 of the Habitats Directive 92/43/EEC will be available for inspection from Wednesday the 19th June at Meath County Council Planning Department, Buvinda House, Dublin Road, Navan, County Meath, C15 Y 291, **at the Trim Municipal District Offices, Mornington House, Summerhill Road, Trim, C15 P2HE and Trim Library, High Street, Trim** during normal office hours. The proposed Draft Variation (No. 1) of the Trim Development Plan 2014-2020 is also available for inspection on Meath County Council's website at <http://bit.ly/TrimDevelopmentPlan>
- 8.2 Copies of the proposed Draft Variation (No. 1) of the Trim Development Plan 2014- 2020 are available from the Planning Department, Buvinda House, Dublin Road, Navan, County Meath, C15 Y 291 or please Tel: 046-9097500/7518.
- 8.3 Observations may be made via our online consultation portal <https://consult.meath.ie/> Submissions made must include the full name and address of the person making the submission and where relevant, the body or organisation represented
- 8.4 Written submissions or observations should be addressed and marked "Draft Variation to the Trim Development Plan 2014-2020 and submitted to the Planning Department, Meath County Council, Planning Department, Buvinda House, Dublin Road, Navan, County Meath, C15 Y 291 before 4pm, Friday 19th July 2019.
- 8.5 Submissions or observations with respect to the Draft Variation of the Trim Development Plan 2014-2020 made to the Planning Department within the above said period will be taken into consideration before the making of a decision on the proposed Draft Variation.
- 8.6 **Please make your submission by ONE format only i.e via our online consultation portal <https://consult.meath.ie/>. OR hard copy by post.**
- 8.7 For further information contact the Forward Planning Team at Tel: 046 –9097500/9097518.

**AMENDMENTS
TO
TRIM DEVELOPMENT PLAN
WRITTEN STATEMENT**

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To be amended accordingly when the variation process is complete.

CHAPTER 1: INTRODUCTION TO THE TRIM DEVELOPMENT PLAN 2014-2020

All references to “Trim Town Council” will be removed from within the text as part of this variation process.

All references to “Planning Authorities” will be replaced by “Planning Authority”.

Similarly all references to “Planning and Development Acts” should read as “2000-2018” rather than “2000-2013”.

Note Sections 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 1.10, 1.11, 1.12, 1.13, 1.14 remain unchanged

1.1 Introduction

Trim town is one of the largest urban centres serving the south west of the county. The vestiges of Trim’s history are clearly evident on the landscape, which provide a sublime context for a modern town. The physical heritage is an important part of the town and surrounding landscape which has resulted in Trim’s status as a Heritage Town. The quality and abundance of natural heritage provides a high amenity value serving as a marvellous setting for the town.

This chapter sets out the statutory context for the preparation of the Trim Development Plan 2014-2020 which replaces the preceding Trim Development Plan. ~~adopted by both Trim Town Council & Meath County Council in 2008. Having regard to the development envelop of Trim Town & Environs comprising of the administrative boundaries of both Trim Town Council and Meath County Council, the new plan has been prepared as a joint statutory planning document for both Local Authorities.~~

The Meath County Development Plan 2013-2019 was adopted on the 17th December 2012 and came into effect on the 22nd January 2013. Since the adoption of the Meath County Development Plan, 4 no. Variations have been adopted. Variation no 3 was required to align the County Development Plan with the key tenets of the Meath Economic Strategy for County Meath 2014-2022. This proposed Variation no 1 to the Trim Development Plan 2014-2020 will similarly align the Trim Plan with the key tenets of the Meath Economic Strategy for County Meath 2014-2022

1.4.1 Meath County Council Corporate Plan

The Meath County Council Corporate Plan 2015-2019 contains the following vision “*Meath County Council will lead economic, social and community development, deliver efficient and good value services, and represents the people and communities of County Meath, as effectively and accountably as possible*”.

The Corporate Plans sets out six organisation wide objectives to guide and shape the direction of the functions of Meath County Council. These objectives are summarised below:

1. Deliver excellent services
2. Lead economic development
3. Build strong influential partnerships

4. Engage the larger community
5. Nurture a staff excellence culture
6. Develop system and process capability

These objectives have contributed to generating the vision and strategic direction of the Trim Development Plan set out in Chapter 2, Strategic Context and Core Strategy

The significant changes heralded by “Putting People First” (2012) and the Local Government Reform Act 2014 represent some of the most far-reaching reforms in the Local Government sector for many years. Local Authorities are now required to play a much more proactive role in economic development. Economically, effective Local Authority planning means maximising positive externalities, which broadly equates to facilitating the environment in which enterprises can create and grow employment. Local Authorities are now expected to be more sensitive to the economic consequences of their day-to-day actions and to have a greater understanding of the wider regional context of their operations. Local Authority planning is inevitably shifting towards realising the potential of the “functional region”, from which constituent Local authorities can benefit.

On foot of the guidance set out within these documents, an Economic Development Strategy has been prepared for County Meath for the period 2014-2022.

In May 2018 the National Planning Framework (NPF) was adopted, the overarching policy and planning framework for the social, economic and cultural development of our country. The NPF has succeeded the National Spatial Strategy (2002) NSS and will provide a long term, 20 year development strategy setting out the place Ireland will become in terms of economic activity, social progress and environmental quality, through co-ordinated policy, investment and action at national regional and local levels. The NPF is intended to be the spatial expression of the Government’s wider economic and reform agenda as it applies to the key geographical areas of economic activity and their urban and rural components that drive the economic and social progress of our Country.

Since the “Action Plan for Jobs” process commenced in 2012 a number of regional reports have been published. The Government has published the “Action Plan for Jobs: Mid-East Region”. This plan will cover Counties Kildare, Meath and Wicklow. The plan identifies that the region has significant existing enterprise strengths and assets. It notes that increased collaboration can be facilitated by building on the recent reforms such as:

- The growing impact of LEO;
- The new mandate of Education and Training Boards;
- The strengthening of Regional Offices of the IDA and Enterprise Ireland;
- The reform of Local Government with emphasis on their economic development role;
- The blueprint of a stronger policy framework to underpin sectoral opportunities.

CHAPTER 2: Strategic Context and Core Strategy

All references to “Trim Town Council” will be removed from within the text as part of this variation process.

All references to “Planning Authorities” will be replaced by “Planning Authority”.

Similarly all references to “Planning and Development Acts” should read as “2000-2018” rather than “2000-2013”.

Note: Sections 2.1, 2.2, 2.2.2, 2.2.3, 2.2.4, 2.2.5, 2.2.6, 2.2.9, 2.3, 2.3.1 (i) (ii) (iii) (v) (vi), 2.3.5, 2.3.8, 2.4, 2.4.1, 2.4.2, 2.4.3, 2.4.4, 2.4.5 remain unaltered.

2.2.1 National Spatial Strategy 2002-2020

~~This strategy sets out the strategic planning framework for the future development of the Country and proposes a more balanced pattern of spatial development for the state as a whole based on continued growth in Greater Dublin but with a significant improvement in the rate of development in nine ‘Gateway’ Cities and nine ‘Hub’ towns.~~

~~Trim is identified inside the Dublin & Mid East Regions of the NSS and categorised as a town with a population of 1,500 – 5,000 persons, presenting an urban strengthening opportunity.~~

~~The NSS explains that smaller towns, such as Trim, should cater for local growth in residential, employment and service functions through enhancing the built environment, water services, public transport links and capacity for development in these centres. Accommodating such additional growth functions must however be balanced with protecting the character & quality of such towns.~~

2.2.1 National Planning Framework & National Development Plan 2018-2027

The National Planning Framework (NPF) acknowledges the need to strengthen urban structures across the country. A commitment has been given to the regeneration of urban and rural settlements through a national Rural and Urban Regeneration and Development Fund, which will be established as part of the National Development Plan.²

National Policy Objective 7 in the NPF sets out the approach to urban development nationwide. This includes:

- Encouraging population growth in strong employment and service centres of all sizes.
- Reversing the stagnation or decline of smaller urban centres, by identifying and establishing new roles and functions and enhancement of local infrastructure and amenities.
- Addressing the legacy of rapid unplanned growth, by facilitating amenities and services catch-up, jobs and/or improved sustainable transport links to cities, together with a slower rate of population growth in recently expanded commuter settlements.

² Section 4.3 ‘Planning for Ireland’s Urban Growth’

- Supporting a continuation of balanced population and employment growth in self-contained settlements.

There will also be a focus on the creation of more compact forms of development that will be delivered through the regeneration of brownfield sites, infill development, and bringing vacant properties back into use.

The Regional Spatial and Economic Strategies (RSES), adopted on the 3/5/2019 includes an updated settlement hierarchy and population projections for Meath based on the National Policy Objectives in the NPF.

The National Development Plan (NDP) 2018-2027 sets out the investment priorities that will underpin the successful implementation of the NPF. The NDP is clearly aligned with the delivery of the objectives of the National Planning Framework. The NDP focuses on investment to develop a public infrastructure that facilitates priorities within communities. The NDP sets out the level of investment which will underpin the NPF and drive its implementation over the next decade. National Strategic Objective No 5 of the NDP pertains to “*A strong economy, supported by enterprise, Innovation and Skills*” sets a priority within each of the three regions for the generation of 660,000 new jobs. One of the investment Actions included in the NDP is “*Investing in Regional Growth potential*”. This economic variation specifically supports the realisation of these objectives and actions through the facilitation of the development of strategic development lands as part of a live work community to the east of the town between the Navan and Dublin roads including the delivery of part of a key distributor route.

~~2.2.7 Regional Planning Guidelines for the Greater Dublin Area 2010-2022~~

~~These guidelines were prepared by the Dublin & Mid East Regional Authorities in 2010 and have the overall aim to steer the planned direction for growth within the Greater Dublin Area up to 2022 and to establish new and innovative policies to guide sustainable and balanced growth throughout the Greater Dublin Area.~~

~~From an economic perspective Trim along with Kells is included as part of the Navan Core Economic Area in the Regional Planning Guidelines.~~

~~The RPGS identifies the potential for Trim to develop as part of a tourism cluster with Kells with improvement in the connectivity between both centres identified for investment. Both centres are to develop a strategy for niche tourism as integral part of their overall development strategy e.g. culinary tourism, regional food hub, creative industries, etc.~~

~~The protection of the intrinsic built and natural heritage of Trim and its promotion as a basis of tourism must be dominant in the development strategies adopted for these Heritage Towns.~~

2.2.7.1 Eastern & Midland Regional Assembly-Regional Spatial and Economic Strategy

This Strategic Plan (RSES) identifies regional strengths, opportunities and pressures and provides policy responses in the form of Regional Strategic Objectives (RSO's) which follow on from the NSO's within the NPF. The RSES provides a framework for future investment to better manage regional planning and economic development throughout the region. The RSES will support the implementation of the NPF and the NDP.

There are a number of different elements to the RSES and include a Spatial Strategy, Economic Strategy, Metropolitan Plan, Investment Framework and Climate The Vision Statement included within the Draft RSES is *"To create a sustainable and competitive region that supports the health and wellbeing of our people and places, from urban to rural, with access to quality housing, travel and employment opportunities for all"*.

The growth enablers for the Hinterland area include *"compact and sustainable growth of towns with 30% of all growth to develop within the existing built up area"* and *"focus on improving existing economies and creating the quality of life to attract investment"*. There are three key principles set out within the RSES based around Economic Activity, Healthy Place Making and Climate Action and the sixteen parallel Regional Strategic Outcomes include A Strong Economy supported by Enterprise and Innovation, Sustainable Development patterns, Compact Growth and Urban Regeneration, Integrated transport and land Use and Build Climate resilience.

2.2.8 Meath County Development Plan 2013-2019

The aim of the County Development Plan 2013-2019 is to drive the present day evolution of the county and to establish a framework for the coordinated and sustainable economic, social, cultural and environmental development of County Meath.

The Core Strategy outlined in the County Development Plan reiterates the identification of Trim as a Moderate Sustainable Growth Town in line with its current RPG status, in addition to it being identified as "District Employment Centre" in the hierarchy of economic centres in the County.

Moderate Sustainable Growth Towns should develop in a self sufficient manner and levels of growth should be balanced to ensure that any increase in population will be in tandem with employment opportunities, capacity in physical and social infrastructure and will not be based on long distance commuting. Economic development and service provision will be an important factor in determining the appropriateness of new housing. These towns will need to provide a full range of services adequate to meet local needs, both within the town and in the surrounding rural catchment area, but not generate long distance travel patterns.

District Employment centres are towns which provide employment needs of urban areas as well as large rural hinterlands. Sectors targeted for Trim include innovation in indigenous enterprise and business start ups as well as tourism, manufacturing, administration and healthcare.

As tourism is also a major force for development in Trim and Kells in line with the Regional Planning Guidelines, each town is to develop a strategy for niche tourism as an integral part of their overall development strategy.

A Retail Strategy, Housing Strategy and Strategic Flood Risk Assessment were undertaken as part of the County Development Plan, all of which have informed the preparation of the Development Plan.

Economic Development Strategy

The Economic Development Strategy for County Meath 2014-2022 sets out clear, concise, innovative and evidence based measures aimed at accelerating the economic transformation, revitalisation and sustainable development of County Meath from 2014-2022. The Economic Development Strategy contains 8 no. key actions/recommendations designed to achieve the projected level of employment growth in Meath by 2022 of an additional 7,500 jobs in order to broaden Meath's economic base by growing the share of employment taken up by knowledge orientated activities and thus growing both indigenous and Foreign Direct Investment (FDI) enterprises in County Meath.

The measures recommended within the Economic Development Strategy seek to promote County Meath to fulfil its economic potential and to prosper as a successful, diverse and vibrant social, civic, commercial, and residential centre that will be recognised locally, nationally and internationally as a highly attractive and distinctive location in which to conduct business.

The Core Strategy outlined in the County Development Plan reiterates the identification of Trim as a Moderate Sustainable Growth Town in line with its current RPG status, in addition to it being a Secondary Economic Growth Town in the county linked to Navan in a complementary & supportive role. Moderate Sustainable Growth Towns should develop in a self sufficient manner and levels of growth should be balanced to ensure that any increase in population will be in tandem with employment opportunities, capacity in physical and social infrastructure and will not be based on long distance commuting. Economic Development and service provision will be important factors in determining the appropriateness of new housing. These towns will need to provide a full range of services adequate to meet local needs, both within the town and in the surrounding rural catchment area, but not generate long distance travel patterns.

Tourism is also a major force for development in both Trim and Kells with the centres to act as a tourism cluster with improvement in the connectivity between both centres identified for investment. Each town is to develop a strategy for niche tourism as an integral part of their overall development strategy.

2.2.10 Action Plan for Jobs-Mid East Region

This Action Plan for Jobs for the Mid East region covers the counties of Kildare, Meath and Wicklow. The primary objective of the Plan is to have a further 10-15% employment in the region by 2020 and to ensure the unemployment rate is within 1% of the State average. The Mid East region has significant existing enterprise strengths and assets, and the capability to surpass these objectives. However a new level of collaboration between key players in the region is needed to ensure these common objectives are achieved. This increased collaboration will be facilitated through a number of policy reforms that have been put in place by the Government, including:

- the growing impact of the Local Enterprise Office (LEO) network developed through the close cooperation between Enterprise Ireland and the Local Authorities;
- the fresh mandate of the new Education and Training Boards, who like the Higher Education Institutes are now focused on developing stronger links with their local enterprise base;
- the strengthening of the Regional Offices of IDA Ireland and Enterprise Ireland with a new focus in their respective national strategies on regional job growth;
- the reform of Local Government, with a greater emphasis on the economic development role of the local authorities; and
- the emergence of stronger policy framework to underpin sectoral opportunities with a strong profile at regional level.

The Mid East has key areas of strength and areas of strong potential that offer opportunity for strategic development:

- Well-established and growing clusters of multinational and indigenous companies in sectors such as Internationally Traded Services and High-Tech Manufacturing;
- Competitive advantage in its excellent connectivity and access, an asset for enterprise development as well as facilitating tourism and infrastructure-dependent sectors such as distribution and logistics;
- A strong and diverse agri-food sector encompassing microenterprises, companies of significant scale, in addition to food technology and innovation facilities;
- Proximity to many of the State's major Universities and Institutes of Technology, which have a strong track record in facilitating and prioritising research commercialisation;
- Strong assets to support tourism, leisure and recreation, including some of the country's most significant heritage assets and an internationally-renowned horse sport tradition;
- A reputation as a hub for the film industry; the region has excellent capacity for large-scale film production, hosting two state-of-the-art film studios facilitating both indigenous and international productions.

Section 2.3.1 (iv) Development of Employment and Enterprise Areas

The Development Plan provides main employment zones within Trim whilst seeking to ensure that employment uses in the town centre are retained and protected.

Lands are reserved for economic development at the following locations:

- Oaktree Business Park.
- Lands at Blackfriary opposite Oaktree Industrial Estate.
- Scurlockstown Business Park.
- Lands between the Summerhill and Longwood Roads.
- Strategic employment lands between the Navan and Dublin Roads.

2.3.2 Population and Housing

The overall population of Trim Town has increased steadily between the period ~~2002~~ 2011 and 2011 2016. The most recent census information indicates that the current population of the town & environs is ~~8,268~~ 9,194 persons which is an increase of ~~24.2%~~ 11.2% since the ~~2006~~ 2011 census results. As can be seen in the following table below there has been a steady increase in population between 2011 and 2016. there are two trends occurring in Trim Town & Environs over the most recent census periods with the urban town boundary population only marginally increasing while the environs area population has significantly increased in size.

Table 1 : Population of Trim 2006 – 2011

	2006	2011	Males	Females	% Change 2006-2011
Trim Town	1375	1441	741	700	4.8
Trim Urban	1170	1269	649	620	8.5
Trim Rural*	205	172	92	80	-16.1
Environs of Trim (Trim Rural)*	5495	6827	3351	3476	24.2

Table 1; Population of Trim 2011-2016

	2011	2016	% change
Males	4,092	4,495	11.0
Females	4,176	4,699	11.3
Total	8,268	9,194	11.2

The disparity in the overall growth rates between the town and environs reflects the strong supply of greenfield development land within the environs while there is very little such land within the town boundary. The brownfield and infill development opportunities available within the town are more challenging in comparison. In order to sustain and enhance the vitality and viability of the town centre area, it will be an important challenge of this plan to maintain the population in the Trim urban boundary. The population within the Town Council area needs to be sustained and expanded if possible through the development of infill schemes and the redevelopment of the upper floors of town centre properties for residential use.

This economic variation will support vitality and viability of the town through the facilitation of the development of a live work community including and a key piece of infrastructure for the town.

The average household size for Trim Town & Environs in 2011 was 2.8 in 2012. The RPGs indicates that the average household size for the GDA counties is 2.6 persons per residential unit and that this will gradually decrease to an average of 2.4 by 2022. The CSO Small Area Population Statistics (SAPS) indicate that in April 2011 there were 2902 private households in Trim Town & Environs of which 598 were single person households.

The average household size for Trim Town & Environs in 2011 was 2.8 and this increased to 2.91 by census 2016. The RPGs indicates that the average household size for the GDA counties is 2.6 persons per residential unit and that this will gradually decrease to an average of 2.4 by 2022. The CSO Small Area Population Statistics (SAPS) indicate that in April 2011 there were 2,902 private households in Trim Town & Environs of which 598 were single person households, by 2016 the number of private households in the town increased to 3,335 of which 637 were single person households.

2.3.3 Meath County Development Plan Core Strategy

Chapter 2 of the Meath County Development Plan provides a Core Strategy for the County. It also identifies Trim as a Moderate Sustainable Growth Town. Table 2.4 of the County Development Plan provides an outline of the housing allocations & zoning land requirements for each settlement in the

county between the period 2013 & 2019 based on Regional Planning Guidelines population targets for County Meath as a whole.

The main figures listed for Trim are as follows:

Housing Allocation: **518 Units**

Average Density unit/ha: **35 units/ha**

Quantity of Residential Land required: **14.8 ha**

Available Land zoned for Residential Use: ~~108ha~~ **39.5ha.**

Available Land Zoned for Mixed Use incl. residential: ~~3.3ha~~ **8.3ha**

Total Available Zoned Land: ~~111.7ha~~ **47.8ha**

Deficit/Excess Zoning: ~~96.9ha~~ **33ha.**

The Trim Development Plan therefore has been allocated 518 household units to be developed over its lifespan for the years 2014 – 2020 in addition to the extant planning permissions which provide for an additional ~~912~~ **468** no. households. The 518 no. household allocation includes the 50% headroom recommended in the DoECLG Development Plan Guidelines 2007 (i.e. the expected residential demand arising within the development plan period of six years and for the equivalent of 3 years demand beyond the date on which the current plan ceases to have effect).

Given that the number of permitted residential units under the extant planning permissions within Trim has reduced considerably from 912 units at the time of the adoption of the Trim Development Plan 2014-2020 to 468 units as of May 2019, and given that a parcel of lands currently zoned A2 residential (comprising approximately 1.5 hectares) is to be used for recreational purposes based on a long term lease, there is scope to zone additional residential zoned lands to facilitate the development of a sustainable live-work community adjacent to the E1/E2 lands between the Navan and Dublin Roads. This development will also assist in the realisation of key critical infrastructure in the form of part of a distributor road linking the Navan and Dublin roads.

2.3.4 Housing and Land Supply

~~Applying this average household size of 2.8 (as per the 2011 Census) and taking into account the core strategy allocation (518 units) and the number of extent permissions (912), it is estimated that the target population for Trim Town & Environs over the plan period up to 2019 & beyond shall be 12,272 persons (an increase of 4,004 persons on Census 2011).~~

~~There is currently 111.7ha of land zoned in the Trim Development Plan 2008-2014 which allows for residential development. Given that the Core Strategy of the Meath County Development Plan 2013 – 2019 allocates Trim Town & Environs an additional 518 households over the period of this Plan in addition to the extant planning permissions (912 no. units), it is evident that there is a significant overhang of residential zoned lands in the town. As part of the Core Strategy of this new Trim Development Plan, it will therefore be a requirement to reduce the quantity of residential zoned land in the town and in line with the County Core Strategy in terms of land supply.~~

The average household size for Trim was 2.91 as per the 2016 census. The Core Strategy household allocation for Trim is 518 units within the Meath County Development Plan and the extant permissions will generate an additional 468 residential units, it is therefore estimated that the target population for Trim over the plan period to 2020 and beyond will be approximately 12,063.

There are 39.5 ha. of land available and zoned specifically for residential purposes in the current Trim Development Plan 2014-2020. Given that the extant planning permissions account for a significant portion (over 50%) of the 39.5 ha. and given that this economic variation is seeking to reverse the significant outward commuting trend from the town, it is anticipated that the facilitation

of the live work model as part of this variation will contribute towards the reverse of this unsustainable outward commuting trend.

The average residential density considered appropriate for A2 zoned lands in the context of Trim Town & Environs is 35 units per hectare as per the County Development Plan specifications.

2.3.5 Evaluation of Housing Zoned Lands

An evidence based approach has been applied which has informed the review of the residential zoned lands in the context of the Core Strategy sets out within the Meath CDP 2013-2019. This included an evaluation of the remaining available residentially zoned sites which enable residential development proposals to be advanced. This specifically includes consideration of lands with the benefit of an A2 new residential land use zoning objective. Both the planning policy context and the evaluation of the development areas have formed the basis for the ranking of the parcels of land.

The evaluation of the development areas therefore excluded those areas within the identified flood risk mapping. All of the lands brought forward in the evaluation therefore excluded the extent of sites which were included in Flood Zones A & B.

The evaluation has excluded sites less than 0.5 hectares in extent as it is not considered necessary to include sites which could bring forward less than 10 no. units in the same manner as it has not been considered necessary to include small scale brownfield sites in the town centre / edge of town centre. The Core Strategy does not need to be prescriptive to this minute level of detail. The evaluation also excludes all sites with the benefit of an extant permission.

The evaluation also excludes all sites with the benefit of an extant permission. While the permission on the town centre expansion lands has expired, these units were factored into the committed units allocated to Trim allocation in County Development Plan 2013-2019. Having regard to this and the fact that they are strategic in nature being a key element of the development strategy it is considered prudent to include these lands in Phase 1, subject to the findings of the Flood Risk Assessment.

The following factors have been used to determine the suitability of specific lands for residential development which constitute the proper planning and sustainable development of the town.

- Proximity to the Town Centre – maximise the utility of existing and proposed future infrastructure including public transport options;
- Availability of Public Transport – to maximise public transport investment, it is important that land use planning underpins its efficiency by sustainable transport patterns. This includes promoting higher densities within 500 metres walking distance of a bus stop and proximity to the Route 111 – Dublin to Trim and Athboy to Trim and Route 188 – Drogheda, Slane, Navan, Trim public transport corridors;
- Consideration as to whether a site could be considered an infill site as opposed to extending the urban footprint further from the town centre. Leapfrogging beyond other available sites will not be considered favourably.
- Environmental Constraints – proximity to and potential impact on the qualifying interests of the adjoining Natura 2000 sites;

- ~~Availability of community and social infrastructure facilities with particular regard to the proximity to schools (primary and secondary);~~

The following factors have been used to determine the suitability of specific lands for residential development which constitute the proper planning and sustainable development of the town;

- Proximity to the Town Centre – maximise the utility of existing and proposed future infrastructure including public transport options;
- Availability of Public Transport - to maximise public transport investment, it is important that land use planning underpins its efficiency by sustainable transport patterns. This includes promoting higher densities within 500 metres walking distance of a bus stop and proximity to the Route 111 – Dublin to Trim and Athboy to Trim and Route 188 – Drogheda, Slane, Navan, Trim public transport corridors;
- Whether the lands would contribute to creating sustainable communities;
- Whether the lands would contribute to the realisation of critical infrastructure;
- Consideration as to whether a site could be considered an infill site as opposed to extending the urban footprint further from the town centre. Leapfrogging beyond other available sites will not be considered favourably;
- Environmental Constraints – proximity to and potential impact on the qualifying interests of the adjoining Natura 2000 sites;
- Availability of community and social infrastructure facilities with particular regard to the proximity to schools (primary and secondary).

Following detailed discussions with the Water Services Section of the Environment /Water Services Directorate, it has been considered that whilst the availability of piped water services capacity is adequate at present, there are areas of constraint on certain sections of the sewer network.

~~However, it is not considered that the addition of a further criterion would significantly affect the overall ranking of sites. The continual monitoring of available water services capacity will be undertaken as this may impact on the ability of the Planning Authority to achieve the projected residential targets contained in this Development Plan. This may also affect the realisation of other components of the Core Strategy as they relate to retail and commercial uses although representing a considerably reduced loading demand on such services.~~

However, it is not considered that the addition of a further criterion would significantly affect the overall ranking of sites. The monitoring of available water services capacity is now a function of Irish Water, who will ultimately determine the ability of the Planning Authority to achieve the projected residential targets contained in this Development Plan.

Each of the 6 land parcels considered within this variation of the Trim Development Plan was ranked against the criteria set out above. The distance from each of the residential sites to the town centre and educational facilities was measured from the centre of the sites in question to the roundabout at the junction of Castle Street, Market Street and Bridge Street. Sites scored a point for each 500m distance between the site and the facility in question. For the remaining criteria, each criterion was marked from 1-7 marks with the lower scores demonstrating suitability for development e.g those sites which are proximate to a public transport node (bus stop) scoring 1-2 marks and those sites located more distant from bus stops scoring 6-7 marks.

The location of the subject sites are shown on the Land evaluation Sites Map (see appendix A). Table 3A details the evaluation scores while Table 4A lists the sites in order of their yield/ranking.

Table 2 : Description of Individual Residentially Zoned Sites Evaluated

Site A Lands off the Kinnegad Road to the west of Trim GAA Club and Trim Sports and Leisure Centre.
Site B Lands to the south and southwest of the town centre.
Site C Lands to the south and southwest of the town centre south of the Town Council Offices (Formerly Potterton' Mart).
Site D Lands to the east of the relief road west of Boyne Community School.
Site E Lands to the south of Boyne Community School and east of Maudlin Vale Housing Development.
Site F Lands to the south of Boyne Community School south east of Maudlin Vale Housing Development (adjoining site E above).
Site G Lands to the northwest of Knightsbrook Golf Course.
Site H Lands to the west of Teaguestown Wood Housing Development.
Site I Lands to the north of river Boyne east of Newtown Abbey Housing Development.
Site J Lands off the road to the east of Trim.
Site K Lands off the Navan Road opposite the Motor Park.
Site L Lands off the Navan Road in the townland of Blackfriary (Eastern portion).
Site M Lands off the Navan Road in the townland of Blackfriary (Western portion).
Site N Lands to the west of the relief road, east of Tower View Housing Development.
Site O Lands to the south of the River Boyne north of the OPW Offices.
Site P Lands to the south of the River Boyne west of the OPW Offices.
Site Q Infill site to the south east of the St. Loman's Cemetery.

The location of the various land parcels described in Table 2 are contained in each of the maps presented in Appendix A (Evaluation of Residentially Zoned

Table 2A : Description of Individual Residentially Zoned Sites Evaluated

Site A Lands south of the Navan Road opposite the Motor Park.
Site B Lands to the west of Teaguestown Wood Housing Development.
Site C Lands to the northwest of Knightsbrook Golf Course
Site D Lands to the south of Manorlands residential development.
Site E Lands south of the Kinnegad Road and west of Manorlands residential development.
Site F Lands south of the Kildalkey Road and north of River Boyne.

The location of the various land parcels described in Table 2A are contained in each of the maps presented in Appendix A (Evaluation of Residentially Zoned Lands).

Table 3 - Evaluation of Residentially Zoned Lands

Site Name	Site A	Site B	Site C	Site D	Site E	Site F	Site G	Site H	Site I	Site J	Site K	Site L	Site M	Site N	Site O	Site P	Site Q
Proximity to Town Centre	4	4	3	3	4	5	6	5	6	7	7	6	4	3	1	2	3
Served by public transport corridor	5	4	4	2	4	4	5	3	2	2	4	4	2	1	2	3	3
Infill Sites	5	5	3	1	5	5	5	3	5	5	5	5	5	3	1	1	1
Proximity to Natura 2000 site	4	1	1	4	4	4	1	1	5	4	1	4	4	1	5	5	1
Proximity to Education (Primary)	4	2	2	2	4	4	5	5	7	8	8	8	6	4	2	2	1
Proximity to Education (Secondary)	4	2	2	1	2	3	3	3	5	6	7	6	6	4	2	2	1
Total	26	18	15	13	23	25	25	20	30	32	32	33	27	16	13	15	10
Rank	9	5	3	2	7	8	8	6	11	12	12	13	10	4	2	3	1

Note

The town centre is taken as the roundabout at the junction of Market Street, Bridge Street and Castle Street.

Table 3A-Evaluation of A2 zoned lands-New Residential

Site Name	Site A	Site B	Site C	Site D	Site E	Site F
Proximity to Town Centre	6	5	3	2	4	1
Availability of public transport	1	2	4	5	6	3
Would contribute to creating sustainable community	1	5	4	3	2	6
Would contribute to realisation of critical infrastructure	1	N/A	N/A	N/A	N/A	N/A
Infill site	3	1	2	3	3	3
Proximity to Natura 2000 site	5	4	3	1	2	6
Proximity to Education (Secondary)	6	4	1	2	3	5
Proximity to Education (Primary)	5	1	3	2	4	6
Total	28	22	20	18	24	30
Rank	5	3	2	1	4	6

Table 4: Yield of Residential Lands

Site Name	Zoning	Land Area	Density	Yield	Rank
Q	C1	1.12HA	15	16.8	1
Q	B2	1HA	15	15	2
D	A2	1.93HA	35	67.5	2
P	B2	5.9HA	15	88.5	3
E	A2	4.01HA	35	140.35	3
N	A5	1.11HA	10	11.1	4
B	A2	7.72HA	35	270.2	5
H	A2	1.14HA	35	39.9	6
E	A2	5.79HA	35	202.65	7
F	A2	4.86HA	35	170.1	8
G	A5	2.38HA	10	23.8	8
A	A2	4.38HA	35	153.3	9
M	A2	21.16HA	35	740.6	10
I	A2	1.15HA	35	40.25	11
K	A5	2.43HA	10	24.3	12
J	A5	8.51	10	85.1	12
L	A2	32.6HA	35	1141	13

Total	107.19ha	3230.45
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Table 4A: Yield/Ranking of Residential zoned lands

Site Name	Zoning	Land Area	Density	Yield	Rank
A	A2	3.12HA	35	109.2	5
B	A2	1.14HA	35	39.9	2
C	A2	2.38HA	35	83.3	4
D	A2	4.01HA	35	140.35	1
E	A2	1.11HA	35	38.85	3
F	A2	5.79HA	35	202.65	6
Total		17.55ha		614.25	

Table 5 : Phasing Strategy for Residential Lands

Q	17	1	1(2014-2020)
Q (See note below)	15	2	1(2014-2020)
D*	68	2	1(2014-2020)
P	89	3	1(2014-2020)
G	140	3	1(2014-2020)
N	11	4	1(2014-2020)
B (in part) 5.52 ha with yield of 193.5 units	270 193.5	5	1(2014-2020)
B (in part) 2.2 ha **	76.5	5	Remove Objective
H	40	6	1(2014-2020)
E	203	7	Remove Objective
F	170	8	Remove Objective
G	24	8	1(2014-2020)
A	153	9	Remove Objective
M	741	10	Remove Objective
I	40	11	Remove Objective
K	24	12	Remove Objective
J	85	12	Remove Objective
L	1141	13	Remove Objective
Total			

~~Note: While the permission on the town centre expansion lands has expired, these units were factored into the committed units allocated to Trim in the County Development Plan 2013-2019. Having regard to this, the yield from these lands (site Q) were excluded from the overall allocation of 518 units.~~

~~Note: Phase 1 corresponds with the lifetime of the Development Plan.~~

~~*These lands include a specific objective to develop a folk park or similar cultural use which may affect the housing yield potential on this site.~~

~~** Remainder of site B 2.2 ha given alternative zoning G1 Community facilities.~~

2.3.6 Prioritising Land for Residential Use

As previously noted, there are a total of 912 **468** no. residential units permitted (**not yet commenced**) within the Trim Development Plan boundary. In addition, the County Development Plan allocates a total of 518 no. residential units to Trim for the period 2013 – 2019. This includes the 50% headroom recommended in the DoECLG Development Plan Guidelines 2007.

The Planning Authority has identified, following the evaluation exercise, the extent of lands to be included in Phase I to coincide with new Trim Development Plan (2014 – 2020). It is proposed to remove the land use zoning objective from all of the remaining parcels of land (which extend to

~~84.4ha in area excluding lands within Flood Zones A & B) which were zoned for residential purposes in the previous Trim Development Plan.~~

This Core Strategy provides a sustainable approach to residential development up to and including 2020. The Core Strategy is a positive framework approach that will allow greater certainty among stakeholders as to where the focus of expansion of Trim is to be, and where the funding priorities will be directed, to ensure that the urban core is consolidated and that the towns growth is directed to those areas that can best accommodate and facilitate sustainable growth over the plan period.

2.3.7 Local Area Plans & Framework Plans

A Local Area Plan (LAP) for Trim Town Centre was prepared and adopted by Trim Town Council on the 26th October 2004, and by the County Council on 1st November 2004. Central to this LAP was the Public Space Strategy and the specific objective to develop a new civic space to function as the major link, both visually and physically between the existing town at Emmett Street, and the Town Centre expansion area. This LAP has been thoroughly examined as part of the review process and the key elements have been incorporated into the Development Plan.

~~There was an objective of the Trim Development Plan 2002-2008 to prepare a number of Framework Plans (FPs 1-6 refers). In order to comply with the requirements of the County Core Strategy extensive tracks of residentially zoned lands, much of which was subject to the Framework Plan designation has been removed. With the exception of FP4 it is proposed to remove such designations. These lands shall be relabelled FP 1.~~

~~Framework plans are viewed as a tool to bring together stakeholders to deliver shared objectives and to guide new development which is underpinned by essential infrastructure in a phased and sustainable manner. Framework plans should include a written statement and supporting maps and other necessary documentation as deemed necessary by the Local Authority. The Framework plan is required to:~~

- ~~• Detail the nature and extent of development proposed and how proposed uses / development is consistent with any relevant policies and objectives for the site as set out in the Trim Development Plan and/or Meath County Development Plan.~~
- ~~• Demonstrate how the development of the lands would integrate with surrounding buildings, land uses and vistas~~
- ~~• Address issues such as urban design, permeability and public realm.~~
- ~~• Transportation routes, transport modes and traffic management.~~
- ~~• Amenities, facilities and services to support the proposed population e.g. community facilities, sport and recreation, education etc~~
- ~~• Infrastructure facilities and services to support the proposed population including water supply and treatment, electricity, oil, gas, communications and any other supports as considered appropriate by the Local Authority.~~

~~FP1 relates to lands located to the west of Summerhill Road (formerly known locally as Pottertons Mart and sales yard). The lands are affected by land use zoning objective A2 which seeks to provide for new residential communities and ancillary community facilities and further south by G1 Community Infrastructure. It is envisaged the FP1 lands could facilitate a number of ancillary uses~~

~~such as employment generating uses, community facilities, local shopping facilities etc provided they are appropriate in scale and do not unduly interfere within the predominant residential land use. Uses which are not listed as permitted uses or open for consideration as per the A2 land use zoning objective, are deemed not to be permissible in principle and such uses will be considered on their merits.~~

~~Development on the FP1 lands shall provide for inter alia, the following:~~

- ~~a) High quality design~~
- ~~b) Development of a scale which is respectful and appropriate to the existing urban fabric~~
- ~~c) Provision of a distributor road linking the Kinnegad Road to the Longwood Road. This may be preceded by the construction of a section of road, to distributor road standard, from the Longwood Road to serve adjoining residentially zoned lands. It is considered this road which should be developer driven, should extend as far as the Kinnegad Road.~~
- ~~d) Residential development shall take place on FP1 lands in tandem with the completion of the aforementioned road infrastructure.~~

2.3.7.1 Master Plans

A Master Plan shall be agreed in writing with the Executive of the Planning Authority and shall be submitted with any planning application in respect of the employment lands on the southern side of the Navan Road, on the eastern side of the Newtown Road and on the northern side of the River Boyne identified on the land use zoning and objectives map. The Master Plan shall illustrate the overall block layout and road layout for the lands in their entirety and the phasing of development proposed.

Master Plan 1 relates to lands on the southern side of the Navan Road, on the eastern side of the Newtown Road and on the northern side of the River Boyne and is to facilitate the provision of strategic employment uses predominantly lead by high-end-Business and/or Corporate Headquarters, primarily FDI, and/or logistics, distribution and supply chain management at Navan Road, Trim. Development shall be on a phased basis and in accordance with a Master Plan which shall be agreed in writing with the Executive of the Planning Authority. The Master Plan shall accompany any application for planning permission on these lands. The Master Plan shall provide for all of the aspects outlined within specific policy ED OBJ 4 outlined in Chapter 3.

Master Plan 2 relates to the former Potterton sales yard lands on the western side of the Old Summerhill Road, to facilitate the provision of residential and community uses. Development shall be on a phased basis and in accordance with a Master Plan which shall be agreed in writing with the Executive of the Planning Authority. The Master Plan shall accompany any application for planning permission on these lands. The Master Plan shall provide for all of the aspects outlined within specific policy CS OBJ 2 outlined in Chapter 3.

2.3.9 Rebuilding Ireland: Action Plan for Housing and Homelessness- 2016

This Government Strategy states *"Since 2009, persistent under-supply, means that the housing supply deficit is likely to currently exceed 50,000 homes, suggesting that to address both accumulated under-supply and meet future needs, the objective may well need to be to reach supply*

levels in excess of 25,000 units per annum. The first step, however, is to move from current levels (12,666 in 2015) towards 25,000 per annum as quickly as possible – and it is this transition, coupled with a significant increase and acceleration in social housing delivery, that is the primary focus of the Plan”.

The document outlines actions based on 5 pillars (referenced below).

The detailed strategy and actions of the Plan are based around 5 pillars:

1. Address homelessness
2. Accelerate social housing
3. Build more homes
4. Improve the rental sector
5. Utilise existing housing

The Plan outlines that boosting supply is fundamentally linked to all housing sector stakeholders re-shaping the entire delivery process, from land to infrastructure provision and through to construction methods, to match market affordability trends. In addition, the State sector must support an inherently affordable supply of housing through the measures under its control.

Core Strategy Objective

Core Strategy Objective 1

The development of new residential properties to the south of the Navan Road shall be intrinsically linked to the development of the RT1 distributor road linking the Navan and Dublin roads. This proposal shall be subject to the preparation of a Master Plan which shall be agreed in writing with the Executive of the Planning Authority prior to the submission of a planning application pertaining to these lands. The Master Plan shall accompany any planning application for planning permission on these lands

The Master Plan shall contain, inter alia the following:

- The development of high quality Executive Style residential properties to the south of the Navan road shall be intrinsically linked to the development of the RT1 distributor road between the Navan and Dublin Roads. The development shall be in accordance with a Master Plan which shall be agreed in writing with the Executive of the Planning Authority. The Master Plan shall accompany any planning application for planning permission on these lands.
- The scale and number of residential units shall be in the order of 100 units and shall be subject to a high standard of architectural design, finish and layout considering the sensitive nature of the site on a key approach to a heritage town.
- Any development within the lands shall be subject to the carrying out of an Appropriate Assessment pursuant to the Habitats Directive ensuring that the proposed

development will not adversely impact upon the qualifying interests of the adjacent Natura 2000 sites.

- A comprehensive landscaping plan for the lands.
- Infrastructural requirements including the construction of RT1 and appropriate provision for vehicles, pedestrians and cyclists.

Core Strategy Objective 2

- To provide for the development of a mixed use residential and community development as part of overall proposals for the former Potterton cattle sales yard to the north of the Summerhill/Longwood Road roundabout off the Trim Inner Relief Road. Development shall be on a phased basis within the life of the Trim Development Plan as identified on the land use zoning objectives map. A Master Plan shall accompany any planning application for the development of these lands. The Master Plan shall be agreed in writing with the Executive of the Planning Authority prior to the submission of a planning application on these lands. The Master Plan shall address land use, transportation, connectivity, urban design, environmental impacts including flood risk, phasing and implementation to the satisfaction of the Executive of the Planning Authority:

The Master Plan shall contain, inter alia the following information:

- -A design concept for the lands;
- -Guidance for high quality design throughout the development;
- -Building heights and densities;
- -A landscape plan for the development and landscape management plan (post-completion of the development);
- -Specific landscape buffering and visual screening on all boundaries in the interest of visual amenity;
- -Flood Risk Assessment which takes account of the policies and guidance within Section XXX of the SFRA.
- -A Transport Assessment which addresses the following issues:
 - 1) Access arrangements to the development site;
 - 2) Provision of safe cycleways and pedestrian routes throughout the lands;`
 - 3) Provision and access for service vehicles to the lands.

2.4.6 Land Use Objectives

E1 Strategic Employment Zones (High technology Uses): To facilitate opportunities for high end technology/manufacturing and major campus style office based employment within high quality and accessible locations.

2.4.7 Permissible and Non Permissible Uses

B1 Commercial / Town Centre

Objective: To protect provide for and / or improve town centre facilities and uses.

~~Guidance:~~ **Guidance:**

It is intended to accommodate the majority of new commercial and retail uses within lands identified for B1 land use zoning. This includes the identified town centre expansion areas to the west of Emmet Street.

This section of the Development Plan establishes the general principle of use within a given land use zoning objective. Nothing in this section shall confer an expectation that a particular scale of retail outlet is permissible as other considerations as outlined in the County Retail Strategy of the Meath County Development Plan 2013-2019 and chapter 4 (Town Centre) of the Retail Strategy will be taken into account by- ~~the Planning Authorities~~ **Meath County Council** in the assessment of retail development proposals.

There shall be no restriction to the definition of office in B1 land use zones. Office shall include Class 2 and Class 3 as referred to in Part 4 Exempted Development – Classes of Uses contained in the Second Schedule of the Planning and Development Regulations 2001, as amended.

Permitted Uses:

B & B / Guest House, Bank/Financial Institution, Betting Office, Bring Banks, Cinema, Community Facility / Centre, Conference/Event Centre, Convenience Outlet, Childcare Facility, Children Play/Adventure Centre, Cultural Facility, Dance Hall / Night Club, Education (Primary or Second Level), Education (Third Level), Funeral Home, Health Centre, Healthcare Practitioner, Home Based Economic Activities, Hotel/Motel/Hostel, Leisure/Recreation/ Sports Facilities, **Research & Development**, Offices <100 sq m, Offices 100 to 1,000sq. m. Offices > 1,000 sq m, Place of Public Worship, Public House, Residential/Sheltered Housing, Restaurant /Café, Supermarket/Superstore, Shop, Take-Away/Fast Food Outlet, Telecommunication Structures, Veterinary Surgery, Water Services / Public Services.

~~Open for Consideration Uses:~~ **Uses:**

Agri – Business, Amusement Arcade, Car Park (incl. Park and Ride), Drive Through Restaurant, Enterprise Centre, Garden Centre, Hospital, Motor Sales / Repair, Petrol Station, Plant & Tool Hire, Retail Warehouse, Retirement Home / Residential Institution / Retirement Village, Science & Technology Based Enterprise.

B2 Retail Warehouse Park

Objective To provide for the development of a Retail Warehouse Park.

Guidance

The objective of the B2 land use zoning is to provide for the development of a retail warehouse park which in the case of Trim has been identified along the Dublin Road. The B2 zoning 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. The development of retail warehouse parks shall be subject to the provision of necessary physical infrastructure, and, where deemed appropriate by Meath County Council at pre planning stage, in accordance with an approved Masterplan.

Permitted Uses

Cinema, Factory Outlet Stores, Leisure / Recreation / Sports Facilities, Retail Warehouse, Telecommunication Structures, Water Services / Public Services.

Open for Consideration Uses

Bring Banks, Childcare Facility, Children Play / Adventure Centre, Drive Through Restaurant, **Enterprise Centre**, Garden Centre, **Research & Development**, Motor Sales / Repair, **Office Uses where the services are not principally for visiting members of the public**, Petrol Station, Restaurant / Café, Take-Away / Fast Food Outlet, **Science & Technology Based Enterprise**, Wholesale Warehousing / Cash and Carry.

C1-Mixed Use

Objective-To: **To** provide for and facilitate mixed residential and business uses.

Guidance:

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.

There shall be no restriction to the definition of office in C1 land use zones. Office shall include Class 2 and Class 3 as referred to in Part 4 Exempted Development – Classes of Uses contained in the Second Schedule of the Planning and Development Regulations 2001, as amended.

Open for Consideration Uses:

Agri-Business, Amusement Arcade, Betting Office, Car Park (incl Park and Ride), Cinema, conference/Event Centre, dance Hall/Night Club, Drive Through restaurant, Funeral Home, Garden centre, Hospital, Industry-Light, Leisure/Recreation/Sports Facilities, Motor sales/Repair, Offices>1,000 sq m, Plant & Tool Hire, **Research & Development**, Retirement home/Residential Institution/Retirement village, Science & Technology Based Enterprise, Shop, Supermarket/~~Superstore~~**Superstore**, Take-Away/Fast Food Outlet, Telecommunication structure, Veterinary Surgery, Whole warehousing/Cash and Carry.

D1-Tourism

Objective-To provide for appropriate and sustainable visitor and tourist facilities and associated uses

Guidance:

D1 zones have been identified to provide for tourism type uses such as accommodation and entertainment.

Permitted Uses

B & B, Guest House, Caravan Park, Children Play/Adventure Centre, Community Facility/Centre, Conference/Event Centre, **Medical and related uses**, Craft Centre/Craft Shop, Cultural Facility, Hotel/Motel/Hostel, Leisure/Recreation/Sports Facilities,, Restaurant/Cafe, Water Services/Public Services.

Open for Consideration Uses:

Amusement Arcade, Cinema, Convenience Outlet, Childcare Facility, Cultural Facility, Dance Hall/Night Club, Offices<100 sq m, Public House, Shop, **niche type commercial supports**, telecommunications structure

E1-Strategic Employment Zones (High Technology Uses)

Objective: To facilitate opportunities for high end technology/manufacturing and major campus style office based employment within high quality and accessible locations.

Guidance:

E1 zones facilitate opportunities for high end, high value added businesses and corporate headquarters. This adheres to the concept of 4th generation Science & Technology Parks. It is envisaged that such locations are suitable for high density employment generating activity with associated commercial development located adjacent to or in close proximity to high frequency public transport corridors.

Permitted Uses:

Bio-Technology Manufacturing, Call Centres, Childcare Facility, Convenience Outlet, Green/Clean Light Industries, Education (third level), High Technology Manufacturing, Information Communication Technologies, International and National Traded Services, Knowledge Based Economic Development, Offices 100 to 1,000 sq m, Offices >1,000 sq m, Research & Development, Science and Technology Based Enterprise, Telecommunication Structures, water services/Public Services.

Open for Consideration Uses:

Advertisement and Advertising Structures, Conference/Event Centre, Education, Enterprise/Training Centre, Leisure facilities, Hotel/Apart hotel, Industry-light, Restaurant/Cafe, Petrol Station, Transport Depot/Logistics, Warehousing

Uses not listed under the “permissible” or “open for consideration” categories will be assessed on their own merits ,however any such uses shall not conflict with the primary land-use objective to provide for the creation and production of enterprise and employment.

E2-General Enterprise and Employment

~~Objective:~~**Objective:** To provide for the creation of enterprise and facilitate opportunities for employment through industrial, manufacturing, distribution, warehousing and other general employment /enterprise uses in a good quality physical environment.

Guidance:

E2 lands constitute an important land bank for employment use which must be protected. The development of E2 lands seek to provide for the creation and production of enterprise and facilitate opportunities for industrial, manufacturing, distribution, warehousing and other general employment/enterprise uses in a good quality physical environment.

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 E2 land use zoning objective under the following conditions:

- The preparation of a non statutory Master 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. This document should be submitted in conjunction with any planning applications arising;
- That all processes being operated in the vicinity of the site, similarly zoned E2, are classified as light industrial in nature, as defined in the Planning & Development Regulations 2001 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 accompanied by a viable Mobility Management Plan which is to the satisfaction of Meath County Council and provides for the achievement of acceptable modal shares for both public and private transport within an appropriate timeframe.

Existing employment generating uses together with their expansion to an appropriate scale and size, consistent with the Regional Planning Guidelines for the Greater Dublin Area/Draft Regional Spatial and Economic Strategy for the Mid Eastern Region and the National Transport Authority Transport Strategy for the Greater Dublin Area, shall be facilitated notwithstanding the category of settlement specified.

~~No office type use shall be permitted on E2 zoned lands where the primary use of the office (or service) are provided principally to visiting members of the public e.g. solicitors, accountants, etc.~~

Trim is included in ~~Category 2~~ **Category 1**– Primary and Secondary Economic Centres as identified in the Meath County Development Plan 2013-2019.

E2 zones provides for small to medium scale enterprise and manufacturing uses allowing for the full range of industrial processes to take place within a well designed and attractive setting. **In established industrial areas, Meath County Council will seek to ensure that non-industrial uses are limited to prevent potential land use conflicts developing.**

Permitted Uses:

Agri – Business, Bring Banks, Builder’s Providers, Car Park (incl. Park and Ride), CHP / Waste to Energy Facilities, Domestic Fuel Depot, Energy Installation, Enterprise & Business Start Ups, Enterprise / Training Centre, Factory Shop, Furniture Showroom (only where product displayed is manufactured on site), Go Kart Track, Industry – General, Industry – Light, Heavy Vehicle Park, Logistics, Mart / Co-op, Motor Repair / Servicing, Plant & Tool Hire, Recycling Facility (Civic &

Amenity), Science & Technology Based Enterprise, Telecommunication Structures, Transport Depot, Warehousing, Water Services / Public Services.

Open for Consideration Uses:

Abattoir, Car Dismantler / Scrap Yard, Childcare Facility, Construction & Demolition Waste Recycling Facility, Garden Centre, **Leisure Facilities**, Motor Sales, **Offices 100-1,000 sq m**, **Petrol Station**, **Restaurant / Cafe**, Veterinary Surgery, Waste Recycling / Transfer / Sorting Centre, Wholesale Warehousing / Cash and Carry.

Uses not listed under the permissible or 'open for consideration' categories will be assessed on their own merits, however any such uses shall not conflict with the primary land-use objective to provide for the creation and production of enterprise and employment

NOTE: Primary Land Use objectives remain unchanged for A1, A2, F1, G1, and H1

Chapter 3-Economy & Employment

All references to “Trim Town Council” will be removed from within the text as part of this variation process.

All references to “Planning Authorities” will be replaced by “Planning Authority”.

Similarly all references to “Planning and Development Acts” should read as “2000-2018” rather than “2000-2013”.

NOTE: Sections 3.1, 3.2, 3.3, 3.4, 3.4.1, 3.4.1.1, 3.4.1.2, 3.4.1.3, 3.4.1.4, 3.4.1.5, 3.4.1.6, 3.4.1.7, 3.5, 3.6, 3.7, remain unchanged

3.2.1 Meath County Development Plan 2013-2019

The promotion of sustainable economic development to support the population of County Meath, including Trim, is a corporate goal for Meath Local Authorities and is one of the core principles of the Meath County Development Plan 2013-2019. Given the historic pattern of outward commuting from the county for employment and the level of unemployment in the county, the promotion of economic development is an important consideration in the Trim Development Plan.

Trim plays a key role in the Spatial Economic Strategy for the County as it forms part of the Navan Core Economic Area with Navan as a Primary Economic Growth Town and including the Secondary Economic Growth Town of Kells. The high end economic objectives for this area include:

- *Kells and Trim to develop as a tourism cluster with improvement in the connectivity between both centres identified for investment. Each town to develop a strategy for niche tourism as integral part of their overall development strategy e.g. culinary tourism, regional food hub, creative industries, etc.;*
- *Protection of the intrinsic built and natural heritage of Kells and Trim and their promotion as a basis of tourism must be dominant in the development strategies adopted for both “Heritage Towns”.*

Trim is identified as a District Employment Centre within the hierarchy of Economic Centres within the County. Its role as a District Employment Centre is to provide employment needs of urban areas as well as rural hinterlands. Sectors to be targeted within Trim include: Tourism, Manufacturing, Administration & Healthcare.

Since the publication of “Putting People First” Meath County Council has taken a very proactive approach to leading economic development in the County with the establishment of the Meath Economic Forum in 2013 and the subsequent publication of the Economic Development Strategy for Meath 2014-2022. The Strategy sets evidence based measures aimed at accelerating economic transformation, revitalisation and sustainable development of County Meath. The Strategy contains 8 no. key actions/recommendations designed to achieve the projected level of employment growth in Meath by 2022 of an additional 7,500 jobs in order to broaden Meath’s economic base by growing

the share of employment taken up by knowledge orientated activities and thus growing both indigenous and Foreign Direct Investment (FDI) enterprises in County Meath.

The measures recommended within the Economic Development Strategy seek to promote County Meath to fulfil its economic potential and to prosper as a successful, diverse and vibrant social, civic, commercial and residential centre that will be recognised nationally and internationally as a highly attractive and distinctive location in which to conduct business.

Notwithstanding this, the strategy identifies existing trends within the County which impact on the economic performance of the County including:

- Narrow base of economic activities in largely traditional areas;
- FDI deficit;
- Low penetration of knowledge orientated activities, and;
- Substantial skills leakage due to commuting trends from the County.

The spatial dimension to the Economic Development Strategy for County Meath supports the growth of the National Gateway and Primary Economic Growth Towns in the hinterland linked by multi-modal corridors. The Economic Strategy also identifies 5 no. key strategic employment sites in the County to target employment generation over the coming years. These sites are listed below and contained within Map 4.2 Strategic Employment Sites contained in Variation no 3 of the Meath County Development Plan 2013-2019 as varied:

- Navan (IDA Business & Technology Park)
- South Drogheda (IDA Business & Technology Park and lands in private ownership)
- Dunboyne North (Lands adjacent to the M3 Parkway Rail Head)
- Ashbourne (Lands north of the Rath Roundabout)
- Kells Business Park.

3.3.1 Employment Lands

Employment and enterprise are provided for within a number of strategically located sites to the north, northeast, south and east of the town, these include the Oaktree and Scurlockstown Business Parks, and the Motor Park off the Navan Road. Tourist accommodation in the form of the Knightsbrook, and Trim Castle and Castle Arch Hotels also provide significant employment in the town. Trim has benefited from the Government's decentralisation programme with the new national headquarter offices of the OPW developed to the west of Emmet Street on the lands identified for town centre expansion. The healthcare industry including the Knightsbridge Primary Care Centre, nursing home and retirement village are also an important source of employment. The town centre plays an important role as a location for smaller enterprises, offices, retail and public services all of which play a central role in employment in Trim, complimentary to the industrial uses outside the town centre.

~~The Meath County Development Plan reviewed the appropriateness of employment generating zonings. This chapter incorporates a review of the appropriateness of the nature, location and quantum of industrial and employment generating land use in Trim and applies the land use zoning objectives contained in the Core Strategy of the County Development Plan to the Trim Development~~

Plan, as relating to industrial and employment generating uses (land use zoning objectives E1, E2 and E3 refer from the Core strategy);

~~The application of the land use zoning objectives contained in the Core strategy of the County Development Plan into the Trim Development Plan, results in all the lands zoned in the Trim Development Plan 2008-2014 as E1 (to provide for industrial and related uses subject to the provision of necessary physical infrastructure), E2 (To provide for light 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) and E3 (to provide for small and medium sized industries of a local type nature to develop and for the displacement of non-compatible land uses in accordance with an approved Framework Plan), to the new E2 — General Enterprise and Employment zoning in this Trim Development Plan. This is the best fit for the established uses and the future development of Trim in a sustainable manner.~~

The existing employment lands in Trim (mainly within the Oaktree and Scurlockstown Business Parks, with some also to the north of the Navan Road adjacent to the Topaz service station and Supermacs food outlet are zoned Objective E2 which provides for “the creation of enterprise and facilitates opportunities for employment through industrial, manufacturing, distribution, warehousing and other general employment / enterprise uses in a good quality physical environment”. Trim is contained within Category 2 of the E2 zoning objective — Remaining Moderate Growth Towns as provided for in the Core Strategy of the Meath County Development Plan 2013-2019. These centres should cater primarily for small to medium scale enterprise and manufacturing uses allowing for the full range of industrial processes to take place within a well designed and attractive setting. The development of small to medium scale office based industry will be accommodated in Moderate Growth Towns on suitable sites. The designation of the E2 General Enterprise and Employment Zoning focuses on the targeted sectors as set out in the Meath County Development Plan.

Following analysis of the extent of available employment lands, the population of Trim and its role as a moderate sustainable growth town forming part of the Navan Core Economic Area, it is considered that the quantum of E2 employment lands is appropriate will be duly considered as part of the Meath County Development Plan review (incorporating a full review of the current Trim Development Plan 2014-2020) which will occur subsequent to the completion of the Meath County Development Plan review process.

There are a significant number of vacant units, many of which are to let or for sale within Oaktree and Scurlockstown Business Parks. There are also a number of under-utilized sites, with half constructed and semi-derelict buildings. Given this high level of vacancy there can be no justification to increase the amount of greenfield lands zoned for E2 enterprise and employment. The redevelopment and utilization of existing vacant units and/or underutilized sites within the business parks should be prioritised, with development on appropriately zoned greenfield sites secondary. A flexible approach is required when assessing planning applications for the change of use or redevelopment of existing vacant units in the Business Parks, whilst ensuring the vitality and viability of the town centre is retained. It is considered that greater flexibility afforded to the E2 land use zoning objective within the Economic Variation to the Meath County Development Plan is now being

provided for with this current proposed economic variation of the Trim Development Plan and will have a positive economic impact upon the undeveloped units and sites with the Oaktree and Scurlockstown employment lands.

In order to provide optimal flexibility and choice to potential investors a tract of strategic enterprise and employment land is being identified on the southern side of the Navan road, the R161. The lands are to be zoned E1/E2 to facilitate the development of an architecturally designed gateway building on the triangle of land immediately south of the R161 and opposite Trim Retail Park, the provision of strategic employment uses predominantly lead by high-end-business and/or Corporate Headquarters, including FDI, and/or logistics, distribution and supply chain management subject to the preparation of a Master Plan by the land owner(s) which shall have the written agreement of the Executive of the Planning Authority. The proposed E1/E2 lands are located adjacent to proposed A2 residential lands in order to facilitate the development of a sustainable live work community and will also provide for the development of part of the RT1 distributor road linking the Navan and Dublin Roads.

The retention of the mix of commercial and business uses within the core area of the town centre is vital to ensure the vitality and viability of the town centre and for ease of access via public transport for services. The relocation of unsuitable uses from the town centre to more appropriate accessible locations on appropriately zoned lands will facilitate the development of appropriate town centre uses that will contribute to the vitality of the town centre and improve the quality of the environment. These combined aims should benefit the tourism product of Trim as a destination to be explored after the main attractions such as the Castle have been visited. A flexible approach shall be taken when assessing planning applications for the relocation of the incompatible uses from the town centre to appropriately zoned lands.

The Trim Development Plan supports the tourism sector and focuses on how to capitalise on this invaluable asset in the years ahead. Chapter 4 Heritage and Tourism contains the detailed policies and objectives to provide guidance to potential developers and investors and to the local community on how to maximise the tourism potential of the town and its environs, in particular highlighting the potential of the heritage of Trim. The synergy between the heritage, retail and tourism sector in Trim shall be maximised for the economic benefit of the residents and business owners within the town.

Industrial and commercial development can be imposing in scale and visually dominant. There is also a need to consider how to integrate these developments into their setting effectively so that they do not detract from the character of Trim and mitigate against other industries such as tourism or affect residential amenities. Chapter 6 Design and Public Realm contains guidance and development standards.

Employment and Economic Policies and Objectives

ED POL 1

To implement the policies, actions and recommendations of the Economic Development Strategy for County Meath.

ED POL 2

To encourage and facilitate the successful development of the Oaktree and Scurlockstown Business Parks.

EC POL 1

ED POL 3

To promote Trim as a District Employment Centre which accommodates sustainable large scale industry and enterprise, to invest in the town and to support Trim's role in providing local employment whilst also being complementary and linked to Navan as the Primary Economic Growth Centre in the county.

EC POL 2

ED POL 4

To promote sustainable economic development in Trim Town and Environs through the promotion of identified economic growth areas which provide employment opportunities locally and reduce the volume of long distance commuting.

EC POL 3

ED POL 5

To facilitate the provision of adequate land for employment uses having regard to need, spatial planning considerations , infrastructure, environmental and transportation requirements (of customers, suppliers and employees) and compatibility of adjoining uses.

EC POL 4

ED POL 6

To take a targeted and differentiated approach to encouraging investment in and supporting industrial and commercial development in the areas of indigenous industry and small and medium enterprises.

EC POL 5

ED POL 7

To support the delivery of a high quality built environment to enhance the attractiveness of Trim

Town and Environs for commercial activity.

~~ECON POL 6~~

ED POL 8

To promote the timely delivery of infrastructure required to serve economic development **in conjunction with Irish Water** including sustainable water supply, waste water treatment and waste management infrastructure, telecommunications and broadband infrastructure.

~~ECON POL 7~~

ED POL 9

To protect and enhance the special character of Trim Town Centre and to provide for and improve retailing, residential, commercial, office, cultural, tourism and other appropriate uses in the town centre.

~~ECON POL 8~~

ED POL 10

To promote and facilitate synergy between, heritage, retail and tourism developments that enhances the economic profile of Trim town.

~~ECON POL 9~~

ED POL 11

To apply a flexible approach to the assessment of entrepreneurial start up business and small scale industrial and employment generating activities, where it can be demonstrated that the proposed use would have minimal impact upon adjoining uses, primarily residential property.

~~ECON POL 10~~

ED POL 12

To facilitate the relocation of unsuitable land uses from the town centre to more accessible locations on appropriately zoned lands. A flexible approach shall be taken when assessing planning applications for the relocation of the incompatible uses from the town centre to appropriately zoned lands.

~~ECON POL 11~~

ED POL 13

To support the redevelopment and utilisation of existing vacant units and/or under-utilised sites within the Business Parks as a priority, with development on appropriately zoned Greenfield sites secondary. A flexible approach is required when assessing planning applications for the change of use or redevelopment of existing vacant units in the Business Parks, whilst ensuring

the vitality and viability of the town centre is retained

ECON POL 12

~~Any land development proposed as a result of Economic and Employment policies and objectives will be screened for the need to undertake Appropriate Assessment, EIA and FRA where relevant.~~

Objectives

ECON OBJ 1

ED OBJ 1

To seek to ensure that sufficient land is available to cater for the development of retail, commercial, industrial and enterprise uses in Trim.

EMP OBJ 2

~~To support the economic development of Trim by facilitating and working with the Meath Economic Forum and Meath County Council in the preparation of the Meath Economic Development Strategy.~~

EMP OBJ 3

ED OBJ 2

To protect, enhance and provide for uses of these lands for motor trade related uses and to facilitate the development of complementary and/or compatible small and medium sized retail warehouse units, with associated motor trade, garden centres, D.I.Y., electrical, furniture, and homeware uses only. Retail warehousing where it is not related to the motor trade shall facilitated only where it:

-Results in the removal/relocation of non-compatible town centre uses,

-No adverse impact on retailing in the town centre occurs.

ED OBJ 3 To implement the Action Plan for Jobs: Mid-East Region 2015-2017 in conjunction with the relevant stakeholders. The Plan has been developed on the basis of a series of consultations with stakeholders and identifies particular strengths and opportunities in the region and will be delivered through collaboration with the public, business and public sector bodies in the Region.

ED OBJ 4 To provide for the development of high-end Business and/or Corporate Headquarters including FDI, at Navan Road, Trim Development should be on a phased basis within the life of the Trim Development Plan as identified on the land use zoning objectives map. A Master Plan shall accompany any planning application for the development of these lands. The Master Plan shall be agreed in writing with the Executive of the Planning Authority. The Master Plan shall address land use, transportation, connectivity, urban design, environmental impacts including

flood risk, phasing and implementation to the satisfaction of the Executive of the Planning Authority:

The Master Plan shall contain, interalia the following information:

-A design concept for the lands; An architecturally designed gateway building shall be developed for the tri-angular section of lands immediately south of the R161, Navan Road, opposite Trim Retail Park.

-Guidance for high quality design throughout the development;

-Building heights and densities;

-A landscape plan for the development and landscape management plan (post-completion of the development);

-Specific landscape buffering and visual screening adjacent to existing adjacent residential properties in the interest of visual and residential amenity;

-Flood Risk Assessment which takes account of the policies and guidance within Section XXX of the SFRA;

- Reservation of lands for the development of educational facilities.

-A Transport Assessment which addresses the following issues:

1) Access arrangements to the development sites;

2) Provision of safe cycleways and pedestrian routes throughout the lands;

3) Provision and access for Service Vehicles to the site:

4) Proposals for the delivery of a section of the RT 1 distributor roads objective linking the Navan and Dublin roads and a programme for the delivery of this physical infrastructure.

The Master Plan shall be agreed in writing with the Executive of the Planning Authority in advance of the lodging of any planning application.

Chapter 4-Heritage, Tourism and Green Infrastructure

All references to “Trim Town Council” will be removed from within the text as part of this variation process.

All references to “Planning Authorities” will be replaced by “Planning Authority”.

Similarly all references to “Planning and Development Acts” should read as “2000-2018” rather than “2000-2013”.

NOTE: Sections 4.1, 4.2, 4.3, 4.4, 4.5, 4.5.1, 4.5.2, 4.6, 4.7, 4.7.1, 4.8, 4.9, 4.9.1, 4.10, 4.10.1, 4.11, 4.12, 4.12.1, 4.12.2, 4.12.8, remain unchanged

4.12.1 Existing tourism infrastructure in Trim

Trim Castle is one of the top visitor attractions in the East & Midlands Region and attracts ~~60,000 visitors annually~~ **over 100,000 visitors annually³**.

~~The Blackfriary Community Archaeology Project and the heritage of Trim has been included in the 2013 National Geographic book ‘100 Places That Can Change Your Child’s Life’. Author Keith Bellows, in an interview with CNN Travel listed his Top 10 experiences from the book; Trim, and the archaeological project at the Black Friary, was among these.~~

Trim provides excellent accommodation options, with the Trim Castle Hotel, Knightsbrook Hotel and golf resort, the Castle Arch Hotel and an assortment of B&Bs offering a wide variety of quality accommodation and a choice of venues for conferences, exhibitions and events.

The appearance of the town is a matter of pride for its inhabitants, and Trim does consistently well in the National Tidy Towns competition **and won a gold medal award in the Entente Florale Competition (2015)**. Significant investment has been made in recent years by way of improvements in footpaths, and street furniture. Visitors attracted by outdoor pursuits are also well catered for in Trim, with a golf course at Knightsbrook, Trim Castle River Walk **and** the historic town trail. ~~and canoeing on the river.~~

The development and launch of the Swift Water feature beside the playground in Trim in 2015 has attracted many canoeing clubs from Dublin and surrounding counties.

The historic environment is an important asset in Trim which contributes to the social and economic well being of the town’s inhabitants and the development of a tourism product for the town. It is essential that the tourism product and service is of high quality and that the consumer gets good value for money, and it is imperative that the environment that attracts the tourists in the first place is protected, managed and enhanced in a sustainable manner.

~~4.12.3 National Tourism Development Strategy 2010-2012~~

³ **Figure issued by the Office of Public Works for the 2016 calendar year.**

The Tourism Ireland and Fáilte Ireland marketing strategies for international and national markets seek to develop, promote and market the key destinations within the country as the main attractors to entice visitors. Fáilte Ireland, through the Discover Ireland marketing campaign, is implementing a strategy to develop up to 10 world class tourism destinations in Ireland. The Boyne Valley has been identified as one of these 10 destinations. This places Trim in an advantageous position to attract significant visitor numbers.

4.12.3 Boyne Valley Tourism Strategy 2016-2020.

This Strategy has been developed in a collaborative manner between Failte Ireland, Meath and Louth County Council's. The *"goal for the destination is to create and sustain direct and indirect employment generated through increased tourism activity"*. The broad range of experiences available in the region is to the fore in this Strategy and the many attributes of the region that make it attractive as a tourist destination are set out and are targeted at "increasing dwell time in the area" rather than as short stay destination Kells is specifically referenced as a 'Destination Town' within the Strategy. A key aspect of the Strategy is the marketing actions and brand development which includes the Irelands 'ancient east' branding and logo's which have been introduced at the focal entry points to the town.

4.12.4 Louth and Meath — Tourism Development Study 2010

Fáilte Ireland commissioned the 'Louth and Meath — Tourism Development Study' (2010) which examined the performance of tourism in each county, the strength and depth of its tourism products and infrastructure, and highlighted the potential for further tourism development. The Study provides a series of recommendations for the future development of the tourism product, marketing and investment to maximise the economic returns from tourism. The Boyne Valley is identified as the project with the greatest opportunity and potential to drive significant new tourism business to the counties of Meath and Louth. The continued collaboration between both counties will ensure a strategic and targeted approach towards the creation of a world class tourism destination.

4.12.5 Past Now Future — Meath Tourism Strategic Review 2005 — 2010 and Strategic Plan 2011-2013

The Strategic Plan recommends that Meath Tourism channels its focus of activity into two main areas to make a national and international impact:

1. Heritage and Culture Tourism as Ireland's Heritage Capital — regard to the Boyne Valley Development Plan & the Louth and Meath Tourism Development Strategy.
2. Business Tourism — using the 'Meet in Meath' brand as a communication vehicle which ties into 'Meet in Ireland' business proposition. 'Meet in Meath' is acknowledged as the 'business tourism' arm of Meath Tourism.

All promotional activities should fall under these two main headings to ensure Meath achieves greater penetration in the heritage and culture arena and the concenitive (conference and incentive) market, Ireland's two most lucrative visitor areas.

The Strategy advocates the retention of the single brand proposition namely 'Meath, Ireland's Heritage Capital'. However, it is timely to review and strengthen the county's heritage proposition and also to build and showcase the culture proposition, thus increasing the value of the overall experience. It is considered that Meath's cultural offering is as strong as its heritage, which it should be packaging to showcase its strengths.

4.12.6 Audit of Current Cultural Tourism Product in Meath

This audit was commissioned to support and to raise the profile of County Meath's position as Ireland's Heritage Capital. The publication of the audit gives Meath Local Authorities and Meath Tourism an opportunity to highlight the vast cultural offering that we currently hold, to package it in a more attractive way for the holiday maker and to identify new opportunities to enhance this offering.

The Audit identified the following gaps and opportunities for Trim:

- develop a formal venue for the Arts, including music, drama, art and crafts;
- create a link to the Irish Film Commission to utilise the Castle and Gaeltacht as a base for filming;
- create better linkage between OPW sites, the visitor centre and other local amenities;
- develop a literary centre with connections with Swift and other Meath writers;
- develop accommodation for archaeological students;
- provide a central information and ticketing system for all local attractions.

It is further noted that the audit states that the exploration of vacant buildings should be investigated in relation to community short term leases, which would allow them to be used by approved arts / music / craft groups. This would also have the added benefit of keeping historic buildings used and active as well as supporting a new lease of life for Trim in the current challenging economic conditions which prevail.

4.12.7 Infrastructural Audit

Consultants were appointed by Fáilte Ireland to undertake an assessment of the standard of infrastructural facilities available at selected destination sites on the Boyne Valley Drive. Trim Castle was classified as a category 2 site. These are sites which provide essential facilities and are of a good regional standard but may operate on a seasonal or unstructured basis and may not have the capacity or full range of facilities of prime tourist sites. Millmount Museum, and Mellifont Abbey are also in this category.

No Major constraints were identified for Trim Castle, however it was noted that the existing car park does not encourage visitors to extend their visit due to the short pay and display period.

Recommendations:

- to provide better visitor parking arrangements, and alternative facilities for bus parking,
- to provide an orientation point for visitors to the town;
- to improve links along the river to Newtown Trim;
- to consider the Castle in context of the town as a whole.

4.12.9 Tourism Strategy

Given the direct and indirect benefits of tourism for the town, the Councils will encourage the development and interaction of the tourism, arts, and retail sectors in Trim to enhance the experience for those who visit the town. The tourism industry relies on the quality and attractiveness of the built and natural heritage and the objectives of this development plan are underpinned by the concept of sustainable tourism. However, for cultural tourism to be of economic value to a town such as Trim, it must be packaged with a tourism product that will entice the visitor to stay and spend.

In general however the demands of tourists and shoppers are broadly similar in that both require easy and safe pedestrian access, a diverse and concentrated core area and a well presented and attractive environment.

A number of specific actions arise:

- To implement the recommendations of the ~~Boyne Valley Drive Infrastructure Study for the Boyne Valley Drive~~ **Boyne Valley Tourism Strategy 2016-2020 as it applies to Trim.**
- While Trim Castle is being marketed as the primary destination, it is the town itself which presents the overall tourism product. The Town Council should develop a programme of ongoing public realm enhancement to continue to improve the appearance of the town and provide incentives to traders and residents to upgrade the appearance of their premises.
- ~~Establish a~~ **Support the** central orientation point for tourism information.
- Develop a Festivals and Events Programme and encourage interaction between groups to share information and resources.
- The Councils in principle support the development of a Folk Park on an appropriate site, subject to adequate infrastructure and compliance with TOUR POL 10. Traditional artefacts, crafts, skills, music and dance could also be accommodated and marketed in separate locations throughout the town.
- The Irish Archaeological Field School at the Black Friary has been instrumental in bringing foreign students to Trim, as a community archaeology project, community and visitors alike can explore heritage and use the site in a mutually beneficial and sustainable way.

Tourism-Policies & Objectives

TOUR POL 7

To co-operate with Fáilte Ireland, Tourism Ireland, ~~Meath~~ **Boyne Valley** Tourism, Louth County Council, ~~Boyne Valley~~ and any other relevant bodies in the implementation of the ~~Boyne Valley Destination Development Strategy~~ **Tourism Strategy 2016-2020 and Ireland's Ancient East Programme** subject to implementation of sustainable planning and environmental principals.

TOUR POL 8

To facilitate the development of high-quality tourist accommodation such as hotels, hostels, B&Bs / Guesthouses, etc. at suitable locations, subject to ensuring a high standard of architecture, the provision of adequate infrastructure and compliance with normal planning considerations.

TOUR POL 9: TOUR POL 8

To consider the provision of caravan, camping and motor home sites at environmentally suitable locations in an environmentally sustainable manner and where suitable infrastructure and facilities are readily available. In all instances, the Planning Authorities will seek to ensure a high standard of layout, design and amenity in such proposals whilst safeguarding the landscape character in sensitive areas.

TOUR POL 10:

~~To promote the provision of a Folk Park in an environmentally appropriate location subject to adequate infrastructure and compliance with normal planning considerations including requirement to undertake environmental assessment as appropriate.~~

TOUR POL 11: TOUR POL 9

Any land development proposed as a result of Tourism policies, particularly in relation to development adjacent to the River Boyne will be screened for the need to undertake Appropriate Assessment.

Objectives

TOUR OBJ 1

To implement the recommendations of the Boyne Valley Tourism Strategy 2016-2020 Drive Infrastructure Study, the Tourism Route Interpretation Plan for the Boyne Valley Drive and the Interpretative Plan for Boyne Valley Orientation Points as they apply to the town of Trim and its environs subject to implementation of sustainable planning and environmental principles.

TOUR OBJ 4

~~To work with Fáilte Ireland and other relevant stakeholders to develop a unique market branding for the promotion on tourism in Trim.~~

TOUR OBJ 5

~~To work with the local community to explore the provision of a folk park or similar cultural use, subject to normal planning considerations and necessary environmental assessments. Together with bus parking facilities to serve tourist visitors, it will also be a requirement to provide suitable school bus set down and collection areas. The requirement for a school bus set down and collection area at this place will remain as an objective notwithstanding any other development which may or may not place on the subject lands.~~

TOUR OBJ 6

TOUR OBJ 4

To facilitate the provision of a site to cater for caravan, camping and motor homes for tourist use* in an environmentally sustainable manner and where suitable infrastructure and facilities are readily available. Such development shall be in accordance with other policies and objectives contained

~~normal planning considerations and development plan criteria contained within the relevant Trim Town Development Plan.~~

*Tourism use refers to individual touring/ holiday vehicles, caravans, tents and related accommodation being in situ on a temporary, short term, touring or seasonal basis and excluding the construction of any permanent holiday home accommodation.

TOUR OBJ 5

To work with and support the Office of Public Works, Failte Ireland and other relevant stakeholders in facilitating the development of visitor centre services at the Market House premises on Castle Street for the promotion and development of visitor facilities in Trim and the wider Boyne Valley region including the Trim Castle attraction.