

Chief Executive's Report

**Submissions received in respect of
Proposed Variation No 1 of the Trim
Development Plan 2014-2020 in accordance
with Section 13(4) (a) of the Planning and
Development Acts, 2000-2018**

August 2019

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Section One Introduction

This report forms part of the statutory process for varying a Development Plan and is prepared under Section 13(4)(a) of the Planning and Development Acts 2000-2018. This report shall include the following:

- (i) *list the persons or bodies who made submissions or observations,*
- (ii) *summarise the following from the submissions or observation made under this section:*
 - (I) *issues raised by the Minister, and*
 - (II) *thereafter issues raised by other bodies or persons*
- (iii) *give the response of the Chief Executive to the issues raised, taking account of the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area and any relevant policies or objectives for the time being of the Government or of any Minister of the Government.*

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. The key purpose of this Variation is to provide further employment opportunities in Trim in line with the National Planning Framework and the Regional Spatial and Economic Strategy.

This report has three sections as follows:

Section One provides an overview of the statutory process to date and sets out the legislative background and requirements for the preparation of the Chief Executive's Report under the Planning and Development Acts, 2000-2018.

Section Two contains a full listing of each of the submissions received during the Public Consultation Phase, a summary of the main issues raised in each submission, together with the Chief Executive's response and recommendations, taking into account the proper planning and sustainable development of the County, the statutory obligations of any local authority in the area and any relevant policies or objectives of the Government or Government Minister.

Section Three contains a full list of persons/bodies informed under the statutory process.

The Report is now formally submitted to the Elected Members for consideration.

1.1 Public Consultation

A copy of the proposed Draft Variation No 1 together with the Strategic Environmental Assessment Screening, Appropriate Assessment Screening and Strategic Flood Risk Assessment reports was available for inspection from Wednesday 19th June until 4pm Friday 19th July 2019 on www.meath.ie, consultmeath.ie and at the following locations:

Meath County Council, Buvinda House, Dublin Road, Navan, Co. Meath C15 Y291

Trim Municipal District, Trim Civic Office, Mornington House, Summerhill Road, Trim, Co. Meath C15P2H6

Trim Branch Library, High Street, Trim, Co. Meath

1.2 Next Steps

The report of the Chief Executive must be prepared and submitted to the Members of the Planning Authority not later than 8 weeks after given notice of the intention to make the proposed variation. This report is being distributed to the Elected Members of Meath County Council on the 2nd September 2019.

In accordance with section 13(5)(a) of the Planning and Development Acts 2000-2018, the Members of the Planning Authority shall consider the proposed variation and the report of the Chief Executive. The Members shall complete their consideration of the proposed variation and the report of the Chief Executive within 6 weeks of receiving the Chief Executive Report. Following this, the Members must resolve to make the variation to the Development Plan, either with or without the proposed alterations. Material alterations will require a further public display period of 4 weeks.

In making the variation to the Trim Development Plan, the Members shall be restricted to considering the proper planning and sustainable development of the area to which the Development Plan relates, the statutory obligations of any Local Authority in the area and any relevant policies or objectives of the Government or any Ministers of the Government.

The variation to the Trim Development Plan shall have effect from the day that the variation is made.

Section Two Submissions Received

17 no. submissions were received during the draft display period.

These were numbered on receipt as shown in the table below.

REF. NO.	FIRST NAME	LAST NAME	COMPANY NAME	KEY ISSUES RAISED
MH-C17-1			Louth County Council	No observations
MH-C17-2			Health and Safety Authority Assembly	Identifies key issues to be included & details of the policy & approach to the provision of Land-Use Plans by the HSA.
MH-C17-3			Irish Water	No objection however indicates that water/wastewater availability can only be confirmed through the pre-connection enquiry process.
MH-C17-4	Noel	French		Suggestion for joining the Dublin Road to the Navan road at the Newtown Junction.
MH-C17-5			Health Service Executive	Improving the health and well being of the population of Trim.
MH-C17-6			Eastern and Midland Regional Assembly	Compliance with the Regional Spatial and Economic Strategy 2019-2031 and other relevant legislation and guidelines.
MH-C17-7			Office of Public Works	Concerned with the Opportunity Sites indicated at the site of the OPW Trim HQ building on the Draft Variation Map (Appendix 2).
MH-C17-8			Transport Infrastructure Ireland	No specific observations to make, however, having regard to the provisions of Policy TRAN POL 6 and Objective TRAN OBJ 8 in relation to providing for the Leinster Orbital Route in the Draft Plan, observations made by the Authority on the initial Town Development Plan remain the

				position of the Authority.
MH-C17-9			Department of Education and Skills	No objection.
MH-C17-10			Office of Public Works	Most up to date flood mapping available as per CFRAMS is identified within the Trim Variation mapping.
MH-C17-11			Environmental Protection Agency	Overview of role & function, compliance with SEA Regulations.
MH-C17-12	Louise	Treacy	Tom Phillips + Associates	Rezoning of their client's land for E1-employment purposes.
MH-C17-13	Brian	Hughes	Brady Hughes Consulting	Seeking that the RT2 development objective seeking to link the Athboy Road with the Navan Road be reintroduced.
MH-C17-14	Aidan	Hora	Hora Property Consultants	Strongly urge that the Local Authority consider the long-term planning benefits that can be achieved by re-aligning the proposed RT1 distributor route to align with the potential future RT 2 roads objective
MH-C17-15	Julie	Costello	Tom Phillips + Associates	<ul style="list-style-type: none"> • Requesting that the Planning Authority flip the A1 zoning with part of the B1 zoning. • Reconsider the methodology that informed the proposed revisions to the Evaluation of Residential Zoned lands. • Variation includes support for town centre and mixed use development to include residential development.
MH-C17-16	Aisling	Dempsey		Pathway linking the Navan Road the entire way down to Marcie Regan's public house. Make an allowance in the

				Variation for including a digital or tech hub in this proposed live work community area.
MH-C17-17			Office of the Planning Regulator	Compliance with National and Regional Policy.

Each submission is summarised below and the Chief Executive’s response and recommendation to each is provided. All submissions received are available for inspection in the Planning Department, Buvinda House, Dublin Road, Navan, Co. Meath C15 Y291 or online on www.meath.ie.

The Planning and Development Acts 2000-2018 specifically refer to the manner in which the Eastern and Midland Regional Assembly and Transport Infrastructure Ireland should be dealt with. The issues raised by the Office of the Planning Regulator must also be summarised separately. These submissions will be dealt with at the beginning of this report.

2.1 Summary of Submissions and Chief Executive’s Response and Recommendation

Submission ref. no. MH-C17-6	Eastern and Midland Regional Assembly
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Summary of Main Issues Raised

An overview of the role and function of EMRA is provided along with its legislative requirements. They state that the Regional Spatial and Economic Strategy for the Eastern and Midlands region has been made since the 28th June and the Trim Development Plan should be updated accordingly. They acknowledge that the draft variation has had regard to the provisions of the Economic Development Strategy for County Meath. The criteria used to determine the suitability of the residential land parcels is consistent with the approach set out within the RSES. The facilitation of the high technology uses as part of a live-work community is central to achieving “placemaking” as supported within Chapter 6 of the RSES.

Noted that the proposed variation is consistent with the provisions of the Regional Spatial and Economic Strategy 2019-2031.

Chief Executives Response

The comments from EMRA are welcomed, in particular recognition that the proposed Variation is consistent with the Regional Economic and Spatial Strategy.

Recommendation

The text of the Trim Development Plan will be updated in recognition of the adoption of the Regional Spatial and Economic Strategy for the Eastern and Midlands Region 2019-2031 on the 28th June 2019.

Submission ref. no. MH-C17-8 Transport Infrastructure Ireland

Summary of Main Issues Raised

The Authority has no specific observation to make on the draft variation. Seeking that the provisions of Policy TRAN POL 6 and Objective TRAN OBJ 8 in relation to providing for the Leinster Orbital Route in the Draft Plan are in no way compromised as part of the review of zoning designations outlined in the Draft Variation.

Chief Executives Response:

Neither the specific policy TRAN POL 6 nor objective TRAN OBJ 8 are specifically referenced within the draft variation.

Recommendation

No change required.

Submission ref. no. MH-C17-17 Office of the Planning Regulator

Summary of Main Issues Raised

The aim of the OPR submission is to include the assessment of statutory plans and strategies to ensure their consistency with legislative and policy requirements relating to planning. Recommended policy documents are highlighted as being significant by the OPR informing the content of the Proposed Variation to the Trim Development Plan, these include the Regional Spatial and Economic Strategy and Meath County Development Plan.

The OPR notes that the development policies for Trim, including for residential and economic development, will be considered as part of this statutory CDP process and that the current Trim Development Plan will be superseded as part of this process.

Chief Executive's Response:

The Comments from the OPR are welcomed, in particular, recognition that the proposed Variation is aligned with the RSES and will support the future economic growth of the town.

Recommendation:

No change required.

Submission ref. no. MH-C17-1 Louth County Council

Summary of Main Issues Raised

Acknowledges the purpose of the Draft Variation to incorporate the key tenets of the Economic Development Strategy for County Meath 2014-2022, as they relate to land-use planning into the Trim Development Plan.

No objections were raised.

Chief Executive's Response

Noted.

Recommendation

No change required.

Submission ref. no. MH-C17-2 Health and Safety Authority

Summary of Main Issues Raised

An overview of the role and function of the HSA is provided.

The Authority expects the planning guidelines to contain the following:

- Indication of planning policy in relation to major accident hazard sites notified under the regulations reflecting the intentions of Article 13 of Directives 2012/18/EU.
- Consultation distances and generic advice, where applicable, supplied by the Authority to Meath County Council in relation to such sites, with these distances being indicated on various maps included in the plan and any more specific distances and advice supplied by the Authority.
- A policy on the siting of new major hazard establishments, taking account of Article 13 and the published policy of the Authority in relation to new developments, including developments in vicinity of such establishments.

Currently three COMAH establishments in County Meath:

- Xtratherm Ltd, Liscarton Industrial Estate, Kells Road
- Irish Industrial Explosives, Clonagh, Enfield
- Grassland Agro, The Pound Road, Slane

Chief Executive's Response

The Authority has no specific observation to make on the draft variation. The comments made are noted and due consideration is given by Meath County Council to the stated policy documents in the review of Development Plans and as part of the Development Management process.

Recommendation

No change required.

Submission ref. no. MH-C17-3	Irish Water
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Summary of Main Issues Raised

No objection to the proposed variation, but advise that they will only be in a position to confirm water and wastewater capacity availability for new developments through the Irish Water’s pre-connection enquiry process.

Irish Water is available to discuss the submission with the Council and any other issue with respect to the provision of water services within their remit.

Chief Executive’s Response

The response by Irish Water is noted. Meath County Council welcomes future consultation with Irish Water in relation to the provision of water services at the subject site and elsewhere within the County.

Recommendation

No change required.

Submission ref. no. MH-C17-4	Noel French
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Summary of Main Issues Raised

Suggestion that the proposed distributor road (RT1) from the Dublin Road to the Navan Road as proposed within the Draft Variation join the Navan road at the Newtown Junction. This would allow for another future road from that junction on to the Athboy road to the rear of the Navan road residential developments, thus reducing the volume of traffic traversing through the town. If the road route alignment for RT1 within the Draft Variation is to be followed, RT1 would come to a dead end in front of the service garage on the Navan road and the possibility of extending it through to the Athboy Road would be excluded.

Chief Executive’s Response

Noted. The alignment of the proposed distributor road within the Draft Economic Variation is indicative. The detailed design and layout of the route will be developed at a future stage.

Recommendation

No change recommended.

Submission ref. no. MH-C17-5	Health Service Executive
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Summary of Main Issues Raised

The Health Service Executive made their submission under the remit of Healthy Ireland and relevant supporting health strategies. The aim of their submission is to promote incorporation of relevant health actions into the strategic planning of the spatial and built environment of Trim, with the overall aim of improving health and wellbeing in the population of the town and its environs.

Recommended policy documents are highlighted by the HSE as being of relevance to the proposed changes to the Trim Development Plan including Get Ireland Active-National Physical Activity Plan for Ireland, Smarter Travel Policy, National Cycle Policy Framework, Healthy Ireland- A Healthy Weight for Ireland, Sustainable Development, Energy, Research 195: Health Benefits from Biodiversity and Green Infrastructure, Waste management Policy in Ireland, Water, Environmental Noise and Air Quality.

Chief Executives Response

The comments made are noted and due consideration is given by Meath County Council to the stated policy documents in the review of Development Plans.

Recommendation:

No change recommended.

Submission ref. no. MH-C17-7	Office of Public Works
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Summary of Main Issues Raised

The OPW is supportive of the key purpose of the Variation of the Trim Development Plan. They are concerned with the Opportunity Sites indicated at the site of the OPW Trim HQ building on the Draft Variation Map (Appendix 2). This is a change from the adopted zoning map in the Trim Development Plan 2014-2020 at page 39 (Appendix 3) and therefore are requesting clarification on this issue.

Chief Executive's Response

The comments and observations by the OPW are noted welcomed.

There are a number of opportunity sites identified within the current Trim Development Plan adjacent to the OPW HQ. It is confirmed that no changes are proposed to any of the opportunity sites designated within the existing Trim Development Plan 2014-2020 under this Draft Variation.

It should be noted that this Variation does not constitute a review of the entire Development Plan. It relates solely to the facilitation of a 'live work' community to the east of the town between the Navan and Dublin roads.

Recommendation

No change required.

Submission ref. no. MH-C17-9 Department of Education and Skills

Summary of Main Issues Raised

The Department has no objection to the Draft Variation provided as it does not reduce the amount of lands zoned for future educational provision in the area.

Chief Executive's Response:

Comments noted.

Recommendation:

No change recommended

Submission ref. no. MH-C17-10 Office of Public Works

Summary of Main Issues Raised

Comments were made in relation to existing A2 residentially zoned lands to the north-west of the town (south of the Kildalkey Road). The OPW recommends that should any development of these lands take place that the most current information and modeling be used as what is within the 2014 SRRA is now out of date.

The 2014 Strategic Flood Risk Assessment Document carried out by JBA Consulting contains National PFRA Flood Extents. While this was considered the most up to date information at the time of their publication OPW have since completed the Catchment Flood Risk Assessment and Management Programme. OPW considers that the latest information should have been acknowledged and used in the SFRA Addendum or in any subsequent assessment.

More recent flood assessment in the form of the CFRAM information has been made available and the Strategic Flood Risk Assessment of the Draft variation should reflect these updates.

The OPW recommend a paragraph be added to the 'Recommendations' Section of the SFRA Addendum indicating a comment to adhere to the Planning System and Flood Risk Management Guidelines. OPW acknowledges that this commitment is in the 2014 SFRA but as this document may be read in isolation this commitment should be clearly added

in the Addendum.

Chief Executives Response

The comments and observations by the OPW are welcomed. Meath County Council commissioned JBA Consulting to carry out a Strategic Flood Risk Assessment as part of Variation 1 to the Trim Development Plan 2014-2020.

It should be noted that this Variation is not a review of the entire Development Plan. It relates solely to the change to the WL zoning. New CFRAM information was appraised here, but with regards to the rest of the settlement this will be updated with revised flood outlines and considered under the forthcoming Draft County Development Plan.

In relation to the adherence with the Planning System and Flood Risk Management Guidelines, this is referenced specifically in WS POL 29 of the County Development Plan 2013-2019, as varied and INF POL 29 of the Trim Development Plan 2014-2020. Both these policies are specifically referenced in the recommendation section of the SFRA carried out as part of Variation 1 to the Trim Development Plan 2014-2020, and it is considered unnecessary to repeat same.

Recommendation

No change recommended.

Submission ref. no. MH-C17-11	Environmental Protection Agency
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Summary of Main Issues Raised

- An overview of the role and function of the EPA is provided.
- Meath County Council should determine whether or not the implementation of the proposed Variation would be likely to have significant effects on the environment. In this regard reference is made to Schedule 2A of the SEA Regulations (S.I. No. 436 of 2004 as amended by S.I. No. 201 of 2011) which sets out the '*Criteria for determining whether a Plan is likely to have significant effects on the environment*'.
- A list of available guidance and resources is stated.
- Reference is made to the publication of 'State of the Environment Report' – Irelands Environment 2016-An Assessment (EPA, 2016), whereby it is recommended that the recommendations, key issues and challenges described within this report should be taken into account, as relevant and appropriate to the Variation.
- Future amendments to the Variation should be screened for potential for likely significant effects in accordance with the criteria as set out in SEA Regulations

- Schedule 2A (S.I. No 436 of 2004).
- Reference is made to requirements to comply with the Habitats Directive.
 - Reference is made to the requirement to consult with a number of Environmental Authorities.

Chief Executive's Response

Strategic Environmental Assessment (SEA) represents a key statutory element in the preparation of the proposed Variation. Meath County Council prepared an SEA Environmental Report which informed the preparation of the Draft variation which went on public display with the variation. Notice was provided to Environmental Authorities in accordance with Article 13 K(3) of the Planning and Development Regulations 2001, as amended.

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) could not be excluded, and therefore the Draft Variation was subject to Appropriate Assessment and a Natura Impact Report (NIR) was 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 was subject to full Strategic Environmental Assessment and an SEA Scoping Report and an Environmental Report was prepared. The SEA Environmental Report concluded that the implementation of Draft Variation No. 1 to the Trim Development Plan 2014-2020, will not give rise to any adverse environmental effects subject to the implementation of specified mitigation measures. Environmental Assessment is an iterative process thus, any proposed modifications to the proposed Draft Variation will also be subject to SEA assessment.

The seven keys actions identified by the EPA in their recent publication "*Ireland's Environment – An Assessment 2016*" are key parameters from the Council's perspective and noted.

Recommendation

No change required.

Submission ref. no. MH-C17-12	Tom Phillips + Associates
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Summary of Main Issues Raised

The submission states that the current Development Plan as adopted does not explicitly

permit office use on E2-Employment zoned land; but it is noted that the planning history for the subject site demonstrates that precedent exists for office uses on the subject site and that Meath County Council have deemed the site to be an appropriate location for such development.

The E2 zoning designation for the subject site is unchanged while a new E1 zoning applies to lands located between the Navan and Dublin Roads. It would be entirely appropriate to rezone the subject site from E2 to E1 for the following reasons:

- Consolidate the economic strength of Trim as Category 1 town within the Navan Economic Area.
- Provide greater employment opportunities to the existing and future population of Trim.
- Maximize the potential of zoned employment lands located adjacent or proximate to both existing and proposed infrastructure.
- With respect to the proposed change to the E2 zoning objective, it is submitted that the inclusion of office use as a “permitted use” and the removal of unduly restrictive conditions on the development of E2 zoned lands would provide further flexibility to the development of these lands.

Chief Executive’s Response:

This submission pertains to lands within Scurlockstown Business Park which are not specifically the subject of the draft variation. The permissible uses under the E2 land use zoning objective as set out within the Draft variation are consistent with those of the Meath County Development Plan 2013-2019. Office accommodation with floor areas of between 100 and 1,000 sq m are open for consideration on E2 zoned lands such as at Scurlockstown Business Park as per the provisions of the Draft variation.

Recommendation:

No change recommended.

Submission ref. no. MH-C17-13	Brady Hughes Consulting
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Summary of Main Issues Raised

Broadly in support of the proposed variation as the purpose of the additional zoning is to facilitate the delivery of much needed infrastructure.

Seeking that the RT2 roads objective linking the Athboy and Navan Roads be reintroduced.

The proposed variation presents an opportunity to reconsider the route of RT1 link road in the context of the future long term planning of Trim and that its junction with the Navan Road should tie-in with an RT2 Link road junction with the Navan Road.

Chief Executive's Response:

This submission pertains to the RT2 roads objective which is not specifically the subject of the draft variation. The movement strategy for Trim will be considered as part of the County Development Plan review and future Local Area Plan.

The alignment of the proposed distributor road within the Draft Economic Variation is indicative. The detailed design and layout of the route will be developed at a future stage.

Recommendation:

No change recommended.

Submission ref. no. MH-C17-14	Hora Property Consultants
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Summary of Main Issues Raised

Loughglynn Developments Ltd/Hora Homes generally support the provisions of the Draft Variation. They request that the Local Authority consider the long-term planning benefits that can be achieved by re-aligning the proposed RT1 route.

This submission is seeking that the proposed variation takes account of a possible future link from the proposed RT1 road distributor road linking The Navan and Dublin roads through to the Athboy Road and provisions should be made to provide services for the future development of the Blackfirary lands within the proposed new RT1 route.

Chief Executive's Response:

This submission pertains to a RT2 roads objective which is not specifically the subject of the draft variation, and how it might tie in with the RT1 roads objective.

The alignment of the proposed distributor road within the Draft Economic Variation is indicative. The detailed design and layout of the route will be developed at a future stage.

Recommendation:

No change recommended.

Submission ref. no. MH-C17-15	Tom Phillips + Associates
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Summary of Main Issues Raised

This submission pertains to two separate plots of land within the centre of Trim which have the benefit of a number of different land use zonings, Plot A adjacent to the OPW HQ has the benefit of B1-town centre/commercial zoning, F1-open space zoning, G1-community facilities zoning and A1 existing residential (A1) zoning and plot B adjacent

to the Lidl foodstore is zoned C1-mixed use. The submission is seeking that lands are flipped on Plot A so that the A1 zoned lands are more centrally located and that the residential lands are revisited as part of the residential evaluation. They are also seeking that residential development could be progressed on both the B1 and C1 zoned lands

Chief Executive's Response:

These lands are not specifically the subject of the current draft variation to Trim Development Plan.

Recommendation:

No change recommended.

Submission ref. no. MH-C17-16	Aisling Dempsey
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Summary of Main Issues Raised

- Would be very prudent to include a pathway linking the Navan Road the entire way down to Marcie Regan's pub.
- Existing residents in this area have had occasion to complain about the road being unsafe to walk to and from Marcie Regan's pub particularly after dark.
- Make an allowance in the Variation for including a digital or tech hub in this proposed live work community area.
- We are encouraging and trying to stimulate employment and industry in this part of the town and it would be ideally suited to develop remote working solutions.
- The tech hub needs to be of a high spec in terms of broadband as well as design to attract multinational companies to use the space for their employees who endure long commutes from our town on a daily basis.

Chief Executive's Response:

The zoning of the E1/E2 strategic employment lands has the potential to provide for a high end user such as a digital or tech hub or multinational companies. A footpath along the Newtown Road could be developed simultaneously as part of the infrastructure required to develop the live-work community and digital/tech/multinational hub. The Master Plan objective requires the inclusion of infrastructure for pedestrians and cyclists, a Newtown road footpath can be considered in this context.

Recommendation:

No change recommended

Section Three List of persons/bodies informed under the statutory process.

List of Prescribed Bodies Informed of Draft Variation No. 3 to Navan Development Plan 2009-2015	
1.	An Bord Pleanala
2.	An Comhairle Ealaíon (Arts Council)
3.	An Taisce
4.	Inland Fisheries
5.	OPW
6.	Department of Communications, Climate Action and Environment
7.	Department of Culture, Heritage and the Gaeltacht
8.	Department of Business, Enterprise and Innovation
9.	Department of Rural and Community Development
10.	Dublin Airport Authority
11.	IDA
12.	Eastern & Midland Regional Assembly
13.	Electricity Supply Board
14.	Environmental Protection Agency
15.	Fáilte Ireland
16.	Udaras na Gaeltachta
17.	National Transportation Authority
18.	Eirgrid
19.	HSE
20.	Irish Water
21.	Department for Housing, Planning and Local Government
22.	Department of Education and Skills
23.	Department of Defence
24.	Department of Agriculture, Food and the Marine
25.	Northern & Western Regional Assembly
26.	Department of Transport, Tourism and Sport
27.	Health and Safety Authority (HSA)
28.	Heritage Council
29.	Irish Rail
30.	Bus Eireann
31.	Transport Infrastructure Ireland
32.	Bord Gais
33.	Garda Commissioner
34.	Office of the Planning Regulator
35.	Cavan County Council
36.	Monaghan County Council
37.	Kildare County Council
38.	Offaly County Council

39	Westmeath County Council
40	Fingal County Council
41	South Dublin County Council
42	Dublin City Council
43	Dun Laoghaire Rathdown County Council
44	Wicklow County Council
45	Louth County Council

Section Four Appropriate Assessment (AA) and Strategic Environmental Assessment (SEA).

Draft Variation No. 1 to the Trim Development Plan 2014-2020 was subject to screening for the requirement for Appropriate Assessment (AA) and a follow on Natura Impact Statement and for the requirement for Strategic Environmental Assessment (SEA). The screening process determined that a Stage 2 Natura Impact Statement was required as the environmental consultants could not rule out any risk of likely significant effects, and therefore concluded that the Draft Variation required an Appropriate Assessment and that triggered a full strategic environmental assessment and an SEA Scoping Report and an Environmental Report has been prepared in accordance with the direction of Circular Letter SEA 1/08 & NPWS 1/08.

The only amendment recommended as a result of the submissions and observations is that the text of the Trim Development Plan will be revised to recognise the adoption of the RSES on the 28th June 2019 which occurred during the public display period of the Trim Variation. No zoning changes or other further amendments are recommended as a result of observations and submissions received from the public display of the Draft Variation and associated reports. There is therefore, no requirement for further screening for Appropriate Assessment (AA) or for Strategic Environmental Assessment (SEA).