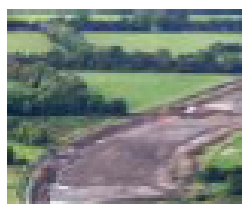
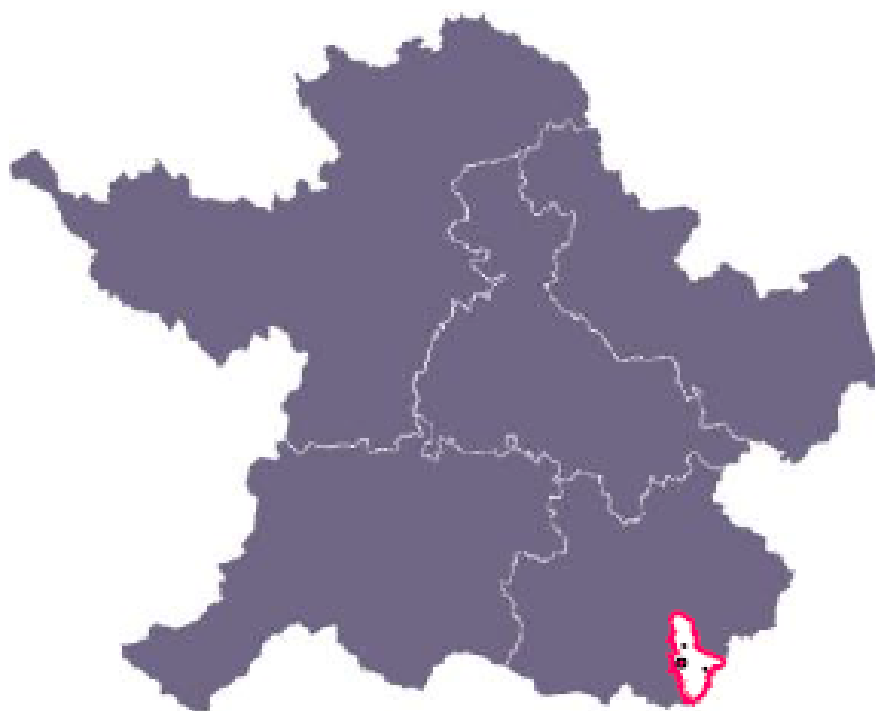
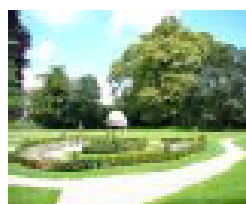
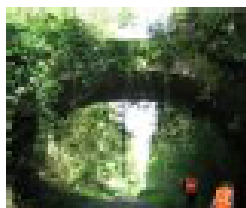


Incorporating Amendment Number 1 – Made on 2nd of March 2015

MEATH COUNTY COUNCIL

Dunboyne, Clonee & Pace Local Area Plan

2009 - 2015



Adopted 22 September 2009



comhairle chontae na mí
meath county council

Planning Department



Dunboyne/Clonee/Pace

Local Area Plan 2009-2015

Adopted 22nd September 2009



comhairle chontae na mí
meath county council

Prepared by



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1.0 INTRODUCTION

1.1 Introduction

This Local Area Plan (LAP) relates to the Dunboyne/Clonee/Pace Corridor. The decision by the Planning Authority to include the Dunboyne/Clonee/Pace Corridor as a single entity in the 2007 – 2013 County Development Plan was based on the geographical proximity of each settlement, their location in the Metropolitan Area and that the Planning Authority had decided to prepare a single Local Area Plan for the existing settlements of Dunboyne and Clonee inclusive of the proposed park and ride station at Pace Interchange.

The purpose of the Plan is to give effect to the provisions of the Meath County Development Plan 2013-2019 as they relate to this area. The County Development Plan designates Dunboyne as a Large Growth Town II in the county settlement hierarchy, a centre which should accommodate significant new investment in transport, economic development and commercial activity and housing. Dunboyne is also a secondary economic growth town in the County Development Plan economic strategy and thus has an important role to play in commercial and employment growth in the county. Clonee is identified as a village in the settlement hierarchy. This has implications for ensuring that the settlement provides the local services required for its population. However, it is not associated with significant expansion in the town.

Dunboyne and Clonee are both located in the Metropolitan Area of the Greater Dublin Area as provided for in the Regional Planning Guidelines for the Greater Dublin Area 2010 -2022 (RPGs). Section 2.3.2 (Future Population Growth) of the Meath County Development Plan 2013 – 2019 indicates that it is necessary to direct development into the Metropolitan Area to promote consolidation of development at locations proximate to the City Gateway and close to services and facilities. The Guidelines recommend that a minimum of 11% of household growth be directed to the Metropolitan Area of the County. The household allocations in Table 2.4 of the Core Strategy of the Meath County Development Plan direct 17% to the Metropolitan Area. Dunboyne as a Large Growth Town II directly served by new public transport infrastructure will be the focus for the Metropolitan Area.

The centres within this Corridor are also most likely to attract a concentration of major employment generating investment in Co. Meath. On foot of the high capacity, multi-modal transport linkages being rolled out in the Corridor, the goal for the Local Area Plan area is to become a self-sustaining settlement. The medium to long term development strategy for the corridor shall be informed by an Integrated Land Use and Transportation Study (IFPLUT). The original LAP was informed by work undertaken at that stage in preparing the IFPLUT.

Table 4.2 of the County Development Plan identifies the hierarchy of economic centres and the targeted sectors for each. Dunboyne is identified for high value added manufacturing, logistics, distribution & supply chain management and knowledge based economy focusing on high technology / bio technology, research and development in partnership with third level institutions centred around public transport corridors and routes such as Dunboyne and M3 Parkway rail stations and retail (convenience and lower order comparison). This LAP seeks to ensure that adequate lands are zoned for a multiplicity of uses and that densities are appropriate to the location and services available or likely to be available, particularly at public transport nodes.

This LAP has been amended following the adoption of the Meath County Development Plan 2013 – 2019. Objective CS OBJ 2 required the Planning Authority “*To publish a variation to the Meath County Development Plan 2013 – 2019 within one year of the adoption of the Development Plan to introduce land use zoning objectives and an order of priority for the release of lands for Ashbourne, Drogheda Environs, Dunboyne/Clonee/Pace, Dunshaughlin and Ratoath. Following the making of this variation, the Planning Authority shall publish amendments to the Local Area Plans of Ashbourne, Drogheda Environs, Dunboyne/Clonee/Pace, Dunshaughlin and Ratoath to ensure that they are consistent with the Development Plan, as varied, and particularly the settlement strategy, core strategy and*

household allocations outlined in Table 2.4’.

To give effect to the requirements of CS OBJ 2 outlined overleaf, Variation No. 2 to the Meath County Development Plan was made on 19th May 2014. The Variation collectively forms Volume 5 of the Meath County Development Plan 2013 – 2019 and is entitled “*Written Statement & Development Objectives for Urban Centres*”. Variation No. 2 includes land use zoning objectives and an order of priority for these settlements.

In relation to Dunboyne, Clonee & Pace, more specifically, the variation involved:

- i. introducing land use zoning objectives and an Order of Priority into the Meath County Development Plan 2013 – 2019 for the release of residential and employment lands;
- ii. ensuring that only the quantum of land required to meet the household projections as set out in Table 2.4 in Dunboyne and Clonee is identified for release during the lifetime of the Meath County Development Plan 2013–2019. This will ensure consistency with the Core Strategy of the Meath County Development Plan 2013–2019;
- iii. reviewing the appropriateness of the nature, location and quantum of industrial and employment generating land use within Dunboyne, Clonee & Pace, and;
- iv. applying the land use zoning objectives contained in the Core Strategy of the Meath County Development Plan 2013 – 2019 to the land use zoning objectives map for Dunboyne, Clonee & Pace which are being incorporated into the Meath County Development Plan 2013 – 2019.

As part of the preparation of Variation no. 2 of the County Development Plan, an evaluation of existing residentially zoned land in Dunboyne was carried out to establish an order of priority for the release of residentially zoned land. A similar exercise was carried out regarding the extent of lands identified for employment generating uses in Dunboyne, Clonee & Pace. This culminated in an order of priority for the release of residential and employment lands was introduced as part of the variation. Following the making of Variation No. 2 of the County Development Plan, the written statement of the Dunboyne, Clonee & Pace LAP has been amended to ensure consistency with the land use zoning objectives and Order of Priority for the release of lands. Variation No. 2 also included additional policies and objectives for Dunboyne, Clonee & Pace in relation to the order of priority or phasing of residential and employment generating land use zoning objectives and management of flood risk. All relevant policies and objectives now included in Volume V of the County Development Plan have been integrated into the amended LAP to Volume V of the County Development Plan shall also be consulted in this regard to ensure that the complete policy framework as applicable to Dunboyne, Clonee & Pace is presented in this LAP. The land use zoning objectives map included in this amended Local Area Plan is replicated from Volume 5 of the Meath County Development Plan 2013 – 2019 as varied and is entitled “*Written Statement & Development Objectives for Urban Centres*”. Additional local objectives have been included in the land use zoning objectives map now contained in the amended LAP. All subsequent references to land use zoning objectives and the land use zoning objectives map for Dunboyne Clonee and Pace as contained in this LAP are qualified on this basis.

Meath County Council has been fully supportive of the delivery of the Clonsilla to Pace Commuter Rail line which is of significant strategic importance to County Meath. As outlined earlier, Meath County Council are advancing spatial land use strategies in this area that will maximise the development opportunities afforded by the development of the rail line extension in conjunction with the delivery of the M3 Motorway. The development of the rail line and stations plays an integral part in the future vision for the area of County Meath located within Metropolitan Area of the Greater Dublin Area.

This Local Area Plan consists of a written statement accompanied by zoning and objectives maps. The land use zoning objectives map included in this amended Local Area Plan is replicated from Volume 5 of the Meath County Development Plan 2013 – 2019 as varied and is entitled “*Written Statement & Development Objectives for Urban Centres*”. It will guide

development in the area for six years from the date of adoption by Meath County Council, or until the Local Area Plan is varied or a new Local Area Plan is made.

1.2 Statutory Context

1.2.1 Scope of the Local Area Plan

This Local Area Plan is made in accordance with the requirements of the Planning and Development Acts 2000 - 2014 and the objectives of the Meath County Development Plan 2013-2019. The Act requires that a Local Area Plan consists of a written statement and a plan or plans indicating the objectives in such detail as may be determined by the Local Authority for the proper planning and sustainable development of the area to which it applies, including details of community facilities and amenities and on standards for the design of development and structures.

The challenge is to provide a Local Area Plan that will form the basis for a consensus between the Local Authority, the public, landowners, developers and interested parties. This consensus will shape how development should proceed to achieve the objectives for the Corridor, in a manner which is physically, economically and socially sustainable.

A further challenge is to provide a document that is sufficiently prescriptive to achieve the objectives while allowing for flexibility to account for economic and social changes that may occur over the plan period. It must also facilitate the generation of a built environment which is attractive and distinctive and which creates a sense of place for those who visit, live and work there.

1.2.2 Dunboyne/Clonee/Pace Local Area Plan

This Local Area Plan is a statutory document which contains guidelines as to how the Dunboyne/Clonee/Pace Corridor should develop over the Plan period and is consistent with the objectives of Meath County Council as set out in the County Development Plan 2013 - 2019. The ultimate urban form of the area will be guided by National and Regional guidance in accordance with best planning practice and sustainable development. The written statement contains analysis of statistics, projections and policy objectives. The Local Area Plan maps illustrate graphically the proposals included in the Plan, indicating land-use designations and specific objectives. The base maps upon which the Local Area Plan maps are based may not always be entirely up to date or accurate. Accordingly, where there is conflict between the written statement and the maps, the written statement shall prevail.

The Meath County Development Plan 2007-2013 formed the key contextual document used in the preparation of this LAP. The Dunboyne, Clonee & Pace LAP 2009-2015 when adopted in 2009 was set out to cover a six year period from 2009-2015. Meath County Council adopted the present County Development Plan (CDP) on the 17th December 2012 which sets out a vision, policy framework and specific objectives for future development in County Meath for a period of 6 years. The Meath County Development Plan 2013-2019 requires, as set down in CS OBJ 2, the publication of an amendment to a number of LAPs including Ashbourne within one year of its adoption to ensure that it is consistent with the Development Plan, and particularly the settlement strategy, core strategy and household allocations contained in Table 2.4 of same. Whilst the LAP was prepared and adopted in alignment with the 2007-2013 County Development Plan, the LAP was amended and updated in 2014 following the adoption of the 2013-2019 County Development Plan and the making of Variation No. 1 and No. 2 of same. All other references to the 2007 – 2013 County Development Plan in this LAP were subsequently replaced.

Under the County Development Plan, Dunboyne, Clonee and Pace are largely dealt with together due to their relative proximity, their location on the railway corridor, being in an Area under Strong Urban Influence from the Greater Dublin Area and by their location within the

Metropolitan Area.

As a key Metropolitan Area settlement, the County Development Plan provides that Dunboyne, a Large Growth Town II, will have a similar role in the settlement hierarchy to Navan and Drogheda. Like the Large Growth Towns I, it will be a key growth centre in the County and encompass regional economic activity and local service provision. However, growth should be planned for a population in the order of 15,000 – 30,000 persons and it is important that new services and facilities should be provided as the town expands.

Dunboyne also has a strong economic function, albeit different to Navan and Drogheda. Dunboyne has been identified as a Secondary Economic Growth Town in the Development Plan Economic Strategy (linked with Ashbourne). These towns have a complementary and supporting role to Navan and Drogheda as the primary economic centres in the county. It is desirable to strengthen the connections between the towns of Dunboyne and Ashbourne, both physical and in terms of achieving more integrated planning and joint strategising to maximise the potential afforded by the linked centre status

The Ashbourne/Dunboyne economic growth area experiences high levels of outward commuting to Dublin, and it is important that economic stimuli measures are underpinned by necessary supporting infrastructure investment, particularly in relation to water and waste water services. The multi-modal corridors upon which the identified Core Economic Areas are situated offer potential as locations for economic growth and constitute potential economic drivers for the County to provide for the integration of employment, population and transport. They also offer the potential to positively address the negative labour ratio of the County in comparison to the Mid-East and Dublin Local Authorities.

Clonee would fit into the category of Village settlement hierarchy. The RPGs distinguish between commuter villages and key villages, with Clonee, as a village in close proximity to Dublin, having the characteristics of a commuter village. The Guidelines state that the future growth of commuter villages should be curtailed or safeguarded so that they do not act as catalyst to facilitate continuing expansion of unsustainable growth patterns. The County Development Plan provides for the modest sustainable growth of Clonee over the coming years.

Dunboyne and Clonee have historically been under significant development pressure, primarily of a residential nature, due to their geographical proximity to Dublin and good transportation links to the wider Greater Dublin Area (GDA). It is anticipated that this development pressure will intensify following the completion of the Clonsilla-Pace Interchange, the railway spur, the M3 Motorway and the Dunboyne Western Distributor Road. However, there are also significant opportunities for employment creation. The presence of access to the motorway network provides the transportation infrastructure necessary for lower density industrial, distribution and warehouse related activities. The railway stations provide opportunities for higher density office based employment. These will build on the strong employment base already existing in the Local Area Plan area at Dunboyne Industrial Estate, Bracetown Business Park and the Hub Business Park.

1.2.3 Significant Effects on the Environment

Strategic Environmental Assessment (SEA) for the Preparation of the Dunboyne/Clonee/Pace LAP

A Strategic Environmental Assessment (SEA) has been prepared in response to the requirements of European Communities Council Directive of 2001 on the Assessment of the Effects of Certain Plans and Programmes on the Environment, Directive 2001/42/EC, which came into effect on the 21st July, 2004. The enabling statutory instruments (S.I.'s), which transpose this Directive into Irish law are the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. 435 of 2004), and, the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436 of 2004). A SEA outlines the environmental effects of implementing a local area plan prior to

its adoption; therefore, SEA is carried out in respect of decisions yet to be made. A Local Area Plan is required to undergo a Strategic Environmental Assessment if it meets the criteria in Article 14B of the Planning and Development (Strategic Environmental Assessment) Regulations 2004, (S.I. 436 of 2004).

A SEA is mandatory for the Corridor as it is anticipated that the policies and objectives of this Local Area Plan seek to accommodate a population of more than 10,000 people. The likely significant effects of implementing the Local Area Plan are set out in Chapter 6 of the SEA attached at Appendix 4.

As part of the SEA process the baseline environment of the Local Area Plan area was assessed. Table 1.1 below highlights the findings of the assessment.

Table 1.1: SEA Baseline Environment

Biodiversity & Flora and Fauna	There are no sites with special designations to protect natural heritage nor are there Areas of Geological Interest, as per the recent Geological Survey of County Meath, within the Local Area Plan area.
Human Beings	<p>The population of Dunboyne Electoral Division (ED) in 2006 increased by 21.4% from 2002. This represents a significant slowdown from the 74.1% rate of increase experienced between 1996 and 2002. The population of Clonee is recorded at 1,000 in the 2006 census reflecting a significant increase. The bulk of the population growth is directed to the urban centre of Dunboyne.</p> <p>In Dunboyne ED, the employment increased by almost 22% from 2002 to 2006. The overall participation rate in Meath increased by 9.4% while for Dunboyne it increased by 1.4% from the years 2002-2006.</p> <p>The current provision of public open space, zoned as such in Dunboyne is 18 hectares. In Clonee, there is a lack of publicly accessible communal open space. Apart from the tennis club and pitch and putt club, the majority of the public open space zoned lands are in agricultural use.</p>
Soils & Geology	<p>The Local Area Plan area lies on grey brown podzolics. The lighter texture grey brown podzolics are good all-purpose soils, while the heavier textured members are highly suited to pasture production.</p> <p>The bedrock geology of the Local Area Plan area is dominated by rocks of Carboniferous Period. The site proposed for development rests on limestone bedrock from the Lower Carboniferous period.</p>
Water	<p>The Local Area Plan area falls within the remit of the recently published Eastern River Basin District (ERBD) Draft River Basin Management Plan, which was prepared in accordance with the Water Framework Directive. The ecological status of surface waters in the Local Area Plan area was found to be 'Moderate' or 'Bad', while groundwater in the Local Area Plan area was found to be of 'Good' status.</p> <p>The groundwater vulnerability map for the Local Area Plan area shows that the area overlies an aquifer classed as predominantly low vulnerability with an area of moderate/high vulnerability to the north and south of Dunboyne. The aquifer is of Local Importance and is classified as being generally moderately productive.</p> <p>The Tolka River flows through Dunboyne from the west, on towards Clonee and then into Fingal County. A significant portion of the central area of the Local Area Plan area comprises the flood plain of the Tolka. While river flows can be relatively low during dry weather periods, serious flooding of both settlements and the surrounding area has been caused by during extreme rainfall events. In response to the flood event of November 2002, The River Tolka Flood Study, 2003 was undertaken to assess flooding issues and to propose alleviation works along the Tolka from lands immediately west of Dunboyne to Dublin City Centre. The majority of these works have been completed.</p>
Air & Climate	The major source of air pollution within the Local Area Plan Area is road traffic, specifically that on the N3 (and in future the M3 Clonee to North of Kells Scheme). The highest levels of air pollution are experienced along the N3 national primary

	route and the R156 and R157 regional roads (particularly in Dunboyne).
Noise	The noise climate within the Local Area Plan area is dominated by road traffic noise from the N3, which serves as the main traffic artery route between Navan and Dublin, with a high proportion of heavy vehicle traffic. Away from the close proximity to the roads local noise sources are from shops and restaurants, local traffic, community noise and distant sources such as noise from the N3.
Material Assets	The terms material assets covers a wide range of items in the Local Area Plan area such as infrastructure, buildings, transport and natural resources. The existing material assets will be utilised, upgraded, and protected where applicable, in the future development of the area.
Cultural Heritage	Both Dunboyne and Clonee have a distinct character of their own. There are number of structures within the Local Area Plan area on the Record of Protected Structures as well as other buildings of architectural, artistic, cultural or historic interest within the Local Area Plan area.
Archaeological Heritage	There are a number of archaeological sites in the Local Area Plan area; however, many of these have little in the way of extant remains.
Landscape	The Landscape Character Assessment by Meath County Council, in 2007 places a value on each landscape character area, ranging from 'Exceptional' to 'Low'. Lowland Landscapes in the Dunboyne area ranged in classification from low to very high.

Monitoring of the Local Area Plan area is essential to ensure that the environment is not adversely affected through the implementation of the Local Area Plan. Meath County Council will work with other agencies to gather data for the purposes of monitoring the implementation of the Local Area Plan. Table 1.2 below highlights the proposed monitoring to be carried out.

Table 1.2: Proposed Environmental Monitoring

Biodiversity & Flora and Fauna	A monitoring programme will be established by Meath County Council within the lifetime of the Local Area Plan. Habitat loss, habitat deterioration, loss in biodiversity, protected species and protected areas will be monitored. This programme shall be undertaken in consultation with the Biodiversity Officer and Heritage Officer of Meath County Council and in conjunction with the National Parks and Wildlife Service, Eastern Regional Fisheries Board and Birdwatch Ireland.
Human Beings	The Local Area Plan has taken into account and addressed issues relating to transportation, local service facilities, provision of pedestrian and cyclist facilities, provision of public open spaces and creation of high density well designed residential and urban quarters.
Soils & Geology	During the construction of proposed developments, it is recommended that a monitoring programme be put in place with regard to the potential for soil contamination from construction materials.
Water	Monitoring of all water bodies in the Local Area Plan area will be undertaken by Meath County Council in conjunction with the EPA at regular intervals. Water quality monitoring is required to protect and enhance the status of aquatic ecosystems with regard to their water needs. In order to avoid flooding of developed areas while maintaining natural flood plains and avoid unnatural alterations to drainage systems which affect river flows the potential flood risk of proposed development will be monitored. This will be carried out by Meath County Council in conjunction with the Office of Public Works.
Air & Climate	Continuous EPA monitoring is carried out at a range of Zone C towns and both urban and rural Zone D locations using continuous monitors in 2007. Although no EPA or Local Authority monitoring has been carried out within the region of the Local Area Plan, data from the Zone C and D locations can be used to provide an indication of the prevailing air quality conditions in the region.
Noise	Any noise complaints and/or noise nuisance issues will be dealt with by Meath County Council throughout the lifetime of the Local Area Plan.

Material Assets	<p>Meath County Council will monitor the use of SUDS on all proposed developments at a planning and design stage.</p> <p>Meath County Council water supply is not fully within the control of the Council. It is therefore recommended that a study be carried out for during the lifetime of the Local Area Plan to assess the future water supply in the area. Potential water losses and water quality will need to be monitored. This will be carried out in conjunction with other relevant local authorities and the EPA.</p>
Cultural Heritage	Meath County Council will monitor all recorded buildings, monuments and areas of importance. This will be carried out in conjunction with other relevant local authorities and the DoEHLG.
Archaeological Heritage	It is recommended that a series of 'qualitative' indicators be drafted to monitor the effects of the Plan with regard to the architectural heritage. This will be carried out by Meath County Council and DoEHLG.
Landscape	In order to conserve and enhance valued natural landscapes and the features within them and protect and enhance the sustainable amenity value of water bodies, rivers, and wetlands in the area, Meath County Council will monitor all planning applications to prevent unacceptable alterations to landscape character.

Mitigation measures are measures to prevent and reduce any significant impacts on the environment of implementation of the Local Area Plan. Where there are significant impacts, consideration is given in the first instance to preventing such impacts or, if this is not possible, to lessen or offset those impacts. The mitigation measures may be incorporated into the design, specification and development management of the land uses within the Local Area Plan area. The following list has been integrated into the Local Area Plan which is envisaged to prevent, reduce and as fully as possible offset any significant impacts on the environment of implementing the Local Area Plan:

- Biodiversity and Flora and Fauna
- Water Protection
- Surface Water Disposal
- Waste Services and Waste Water
- Flooding
- Soils & Geology
- Air and Climate
- Noise
- Waste
- Cultural Heritage
- Archaeological Heritage
- Landscape
- Air Quality and Noise
- Energy Management

Meath County Council has met the requirements of the SEA Directive by preparing an SEA Environmental Report in parallel with the Dunboyne, Clonee and Pace Local Area Plan-making process.

The following organisations have been contacted with regard to scoping the SEA:

- Environmental Protection Agency (EPA)
- Department of Environment Heritage and Local Government (DoEHLG)
- Department of Communications Energy and Natural Resources
- Office of Public Works, Flood Relief Division
- National Parks and Wildlife Service
- Eastern Regional Fisheries Board

- Department of Transport
- National Roads Authority
- Heritage Council

Alternatives were considered as part of the Local Area Plan-making process. The submissions and observations received during the public consultation exercises provided the basis for considering alternatives during the early stages of Local Area Plan -making process.

The following alternatives were identified:

Alternative 1: 'Do Nothing' - setting out the environmental objectives of continuing with the existing plan without review.

Alternative 2: 'Development-driven' - setting out the environmental objectives where future growth of the town is in response to requests for additional zoning.

Alternative 3: 'Quality-driven' - setting out the environmental objectives of pursuing a scenario that makes a positive contribution to the development of the Local Area Plan area by recognising the importance of conserving and enhancing the quality of the built and natural requirement, as well as the needs of the community.

The development and assessment of Plan alternatives comprised of an assessment of each alternative against the environmental objectives as established above, and resultant environmental effects.

Screening Assessment for the Preparation of the Dunboyne/Clonee/Pace Local Area Plan as required under Article 6(3) of the Habitats Directive (Council Directive 92/43/EEC)

Department of Environment, Heritage and Local Government Circulars SEA 1/08 and NPWS 1/08 relate to the requirement to screen land use plans for potential impacts on designated Natura 2000 sites (Special Area of Conservation (SAC's) or Special Protection Areas (SPA's)). The circulars state that an appropriate assessment means an assessment, based on best scientific knowledge, by a person with ecological expertise, of the potential impacts of the plan on the conservation objectives of any Natura 2000 site (including Natura 2000 sites not situated in the area encompassed by the draft plan or scheme) and the development, where necessary, of mitigation or avoidance measures to preclude negative effects. The potential impacts of policies outside Natura 2000 sites, but potentially impacting upon them (known as 'ex site' impacts) must also be included in the assessment according to the Circulars. There are no SAC's or SPA's in the Corridor or adjoining or in close proximity to the settlements therein. However, the River Tolka flows into Dublin Bay at Clontarf, part of the South Dublin Bay and River Tolka SPA. An appropriate assessment was therefore carried out on the Draft Local Area Plan and the proposed material amendments. The Appropriate Assessment is attached at Appendix 5.

No direct impacts on Natura 2000 sites will occur as a result of the implementation of the Dunboyne Clonee Pace Local Area Plan. A number of indirect impacts were identified which could potentially give rise to impacts to Natura 2000 sites. These included impacts to water from foul sewerage and surface water. All Natura 2000 sites within 15 kilometres of the Local Area Plan lands were assessed. It was concluded that there will be no foul sewerage impacts because all foul sewerage will be treated in the Ringsend Water Treatment Plant. It was concluded that there will be no significant impacts on watercourses because of the Plan's requirement for a 30 metre buffer zone between floodplains and riparian corridors and significant new development and the requirement for storm water management plans incorporating SUDS for all developments. The population centres of Dunboyne, Clonee and Pace are served from the existing water supply network (substantially from Fingal County Council). Any water supply that is provided from wells or groundwater sources is limited to individual properties outside of these population centres on the fringes of the Local Area Plan area. The underlying approach in the Local Area Plan is that any new land identified for

development in the future is either in or adjacent to built up areas in the existing population centres. Accordingly, the water supply for future development will be provided from the extension and upgrading of the existing water supply network; or in other words, it will not be reliant on new or additional abstraction from ground water sources.

Strategic Environmental Assessment and Appropriate Assessment for Proposed Draft Amendment No. 1 to the Dunboyne / Clonee / Pace Local Area Plan

The Planning Authority determined, using the screening criteria set out in Schedule 2A Planning & Development Regulations 2001-2013, the DoEHLG SEA Guidelines and Annex 2 of Directive 2001/42/EC, that a Strategic Environmental Assessment was required for the proposed draft amendment to the Dunboyne Clonee Pace Local Area Plan 2009-2015. The output report produced from the SEA process, which included a formal scoping exercise in conjunction with the designated Environmental Authorities and adjoining Local Authorities, was included separately to the proposed draft amendment. The SEA continued during all stages of the consideration of the proposed draft amendment. The final SEA Statement is available on the Meath County Council website.

An Appropriate Assessment Screening was undertaken of the proposed draft amendment to the Dunboyne Clonee Pace Local Area Plan 2009-2015, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC). It was considered that the proposed draft amendment is not predicted to have the potential to have a likely significant adverse impact on the key features or the qualifying interests of any Natura 2000 sites. It was noted that no changes to the existing land use zoning objectives from that previously assessed under Variation No. 2 of the County Development Plan are being proposed as part of this process. A copy of this Screening Report is available for inspection and accompanies the proposed draft amendment.

1.3 Policy Context

1.3.1 National Policy

The Local Area Plan is fully compliant with the County Development Plan and all contextual policy documents such as the National Development Plan (NDP) 2007 - 2013, the National Spatial Strategy (NSS), Transport 21, "A Platform for Change" and the Regional Planning Guidelines for the Greater Dublin Area (RPG's). The relationship of these documents to the Local Area Plan is set out below.

National Spatial Strategy 2002-2020

The National Spatial Strategy (NSS) adds a spatial dimension to social and economic planning in Ireland. It provides a national framework for regional, county and town plans in relation to policy guidance for the long-term development of Ireland. Of relevance to Local Area Plan preparation is that the NSS is concerned with where people live and work and how places or settlement centres relate to each other. It seeks to consolidate and develop existing settlements and keep them compact so as to prevent urban sprawl. It promotes public transport, high quality environments, and the careful and efficient use of urban land and the logical extension of cities, towns and villages. The spatial policies of the NSS seek to support a more efficient Greater Dublin Area (GDA) through improved mobility, quality urban design, good social mix and better connections; support strong gateways in other regions where there is the necessary critical mass to sustain job growth; promote hubs supporting the gateways and links to gateways in other regions; promote a balanced county and other town structure that capitalise on local and regional roles; and supports a vibrant and diversified rural area.

The NSS recognises that the continuing growth and development of Dublin is dependent on maintaining the hierarchy of the Metropolitan Area and a number of other strategically located towns as primary and secondary dynamic clusters such as Dunboyne/Clonee/Pace, outlined in the Regional Planning Guidelines for the GDA (see below). The NSS also provides guidance regarding a regional approach to the spatial development of the Country. In this

regard, one of the key points of particular relevance to the Local Area Plan is:

“Frameworks for spatial planning of cities around the country and their catchments must be developed and implemented. This involves addressing the planning issues for Metropolitan and Hinterland areas of cities in an integrated way. Cities and surrounding counties must put in place sustainable and public transport-centred settlement and development strategies within the planning system to support continued progress and competitiveness into the future.” (NSS, page 74)

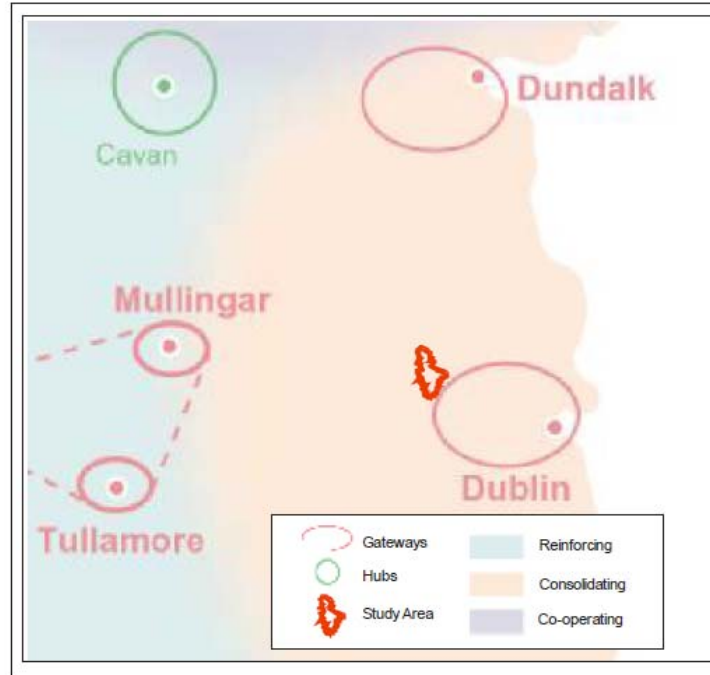


Figure 1: Local Area Plan area within a regional context. (Source: National Spatial Strategy)

1.3.2 Regional Policy

Regional Planning Guidelines for the Greater Dublin Area 2010-2022

The Regional Planning Guidelines (RPG's) is a policy document which aims to direct the future growth of the Greater Dublin Area over the medium to long term and works to implement the strategic planning framework set out in the National Spatial Strategy (NSS) published in 2002. It achieves this through appraisal of the critical elements involved in ensuring sustainable and good planning, and though the protection of sensitive and environmentally important locations.

The RPGs make the distinction between the Metropolitan Area and the Hinterland Area of the Greater Dublin area (GDA). Dunboyne, Clonee and Pace are located in the Metropolitan Area which includes Dublin and its adjoining built up, suburban area. According to the RPGs, development within the existing urban footprint of the Metropolitan Area will be consolidated to achieve a more compact urban form, allowing for the accommodation of a greater population than at present, with much-enhanced public transport system, with the expansion of the built up areas providing for well designed urban environments linked to high quality public transport networks, enhancing the quality of life for residents and workers alike. In terms of spatial growth patterns, the Guidelines emphasise the importance of consolidation in the future growth of towns, the application of a sequential approach to urban development and the creation of sustainable towns.

The RPGs identify a settlement hierarchy for the GDA with seven tiers of settlement. The settlements in the five highest tiers are specified in the RPGs. Development Plan policies must be tailored for each area to address the development issues that arise in relation to housing demand. In doing so, Development Plans must consider the location and quality of employment centres, residential developments, and amenities in proximity to each other in

order to reduce the need to travel and the dependence on private transport.

Of the settlements in the five highest tiers, Dunboyne is Large Growth Town II. These settlements are strong active growth towns, economically vibrant with high quality transport links to larger towns/city. Such towns should plan for growth in population to a range of 15,000-30,000 persons, depending on the scale of the town. The RPG settlement strategy states that settlements that would fall into the category of a Small Town or Village are to be defined in Development Plan. Clonee would fit into the category of Village in the RPG settlement hierarchy. The RPGs distinguish between commuter villages and key villages, with Clonee, as a village in close proximity to Dublin, resembling a commuter village. The Guidelines state that the future growth of commuter villages should be curtailed or safeguarded so that they do not act as catalyst to facilitate continuing expansion of unsustainable growth patterns.

The RPGs designated Dunboyne and Ashbourne as a linked 'Secondary Economic Growth Town'. They state that these centres have an important supporting and complementary role in developing economic growth and sectoral strengths in tandem with the primary economic growth towns, within their respective core economic areas and large hinterland areas. Secondary economic growth centres, should be developed cognisant of their supporting role and settlement character within the region and relative to supporting physical, social, technical requirements and investments. The Guidelines specifically state in relation to Dunboyne that it: *"has yet to realise its long term potential but plays an important role in this economic growth area given its status and location on a developing rail line. It is also located strategically on the edge of the Gateway Core in an area with a high FDI presence. The designation of Dunboyne within the GDA retail hierarchy illustrates the economic potential of the town over a designated time span. This economic growth area experiences high level of outward commuting patterns to the Dublin area, and it is important that economic stimuli measures are underpinned by necessary infrastructure investment, particularly in relation to water and waste water services."*

Retail Strategy for the Greater Dublin Area, 2008 – 2016

In the Retail Strategy for the Greater Dublin Area, Dunboyne is designated as a Level 3 town - Sub-County Town Centre, alongside Ashbourne, Dunshaughlin, Kells, Trim and Laytown. It is an objective of the Strategy that Dunboyne will be developed to a Level 2 town, alongside Navan, over the next 15 - 20 years. It sets out that policies for Dunboyne should promote its continued improvement to meet its Level 3 status, and to incorporate a range of convenience and comparison facilities to serve its catchment population.

The long term goal is for Dunboyne to meet the range of demands of a Level 2 centre; to offer the widest choice to the most people and to hold expenditure from its own market. Due in part to the large floorspace deficit in Dunboyne, expenditure leakage has continued from the County. Furthermore, it is highlighted that counties Meath and Wicklow are the worst performers in the GDA in this regard. As such, the Strategy recognises that a longer timeframe and more floorspace may be required than what it proposes.

More specifically, the Strategy details that Level 3 centres usually contain groups of shops and at least one 2,500 sq. m. (net) supermarket as well as a range of other services. It also highlights that new residential areas will require retail provision to be developed alongside of an appropriate scale.

1.3.3 County and Local Policy

Meath County Council Development Plan 2013-2019

The Meath County Development Plan 2013-2019, in addition to the RPGs, is the primary planning policy document guiding the development of the Dunboyne/Clonee/Pace area. This LAP must be consistent with the Meath County Development Plan and its core strategy. The Meath County Development Plan 2013-2019 provides for the spatial development of the county around a hierarchical structure of urban settlements and the rural area. The Core Strategy of the Development Plan includes a number of core principles which articulate how the Development Plan vision will be achieved i.e. that Meath will be a county that fosters sustainability throughout its vibrant communities, dynamic economy and unique cultural and natural heritage. Some of these are relevant to the Local Area Plan for Dunboyne/Clonee/Pace in terms of guiding future development patterns for the area, and include:

Core Principle 5

To encourage mixed use settlement forms and sustainable centres, in which employment, housing and community services are located in close proximity to each other and to strategic public transport corridors.

Core Principle 6

To support the creation of a compact urban form in all settlements in Meath.

Core Principle 9

To consolidate population growth and employment in areas best served by public transport and a range of transport modes.

Core Principle 10

To promote and support the integration of land use and transport and a modal shift to greater use of sustainable modes of transport, including public transport, walking and cycling.

The Core Strategy includes the population projection for the county. Table 2.4 of the Development Plan illustrates the household allocations for the various urban centres and the rural area in Meath. An extract of it relating to Dunboyne and Clonee is shown below.

Table 3: Household Allocation for Dunboyne and Clonee

	Household Allocation 2013-2019	Av. Net Density Applicable unit/ha	Quantity of Residential Zoned Land Required	Available Land Zoned for Residential Use (Ha)	Available Land Zoned for Mixed Use incl. Residential (Ha)*	Total Available Zoned Land (Ha)	Deficit/ Excess (ha)
Dunboyne	1,494	45	33.2	88.6	1.19	89.8	56.6
Clonee	84	35	2.4	1.2	0.0	1.2	-1.2

*Note that the figure entered represents 30% of the total available mixed use land zoning, reflecting that residential uses would be subsidiary use in these zoning categories that relate to town and village centre sites and edge of centre sites.

The table also illustrates the extent of existing residential zoned land in comparison to the required amount that would be generated by the household allocation. It shows that Dunboyne has a substantial excess of residential zoned land, while Clonee has a small deficit.

The Development Plan outlines that it will be necessary to review individual Local Area Plans in Meath in order to ensure that they are consistent with the Development Plan, as required by legislation.

Objective CS OBJ 2 seeks

“To publish a variation to the Meath County Development Plan 2013 – 2019 within one year of the adoption of the Development Plan to introduce land use zoning objectives

and an order of priority for the release of lands for Ashbourne, Drogheda Environs, Dunboyne/Clonee/Pace, Dunshaughlin and Ratoath. Following the making of this variation, the Planning Authority shall publish amendments to the Local Area Plans of Ashbourne, Drogheda Environs, Dunboyne/Clonee/Pace, Dunshaughlin and Ratoath to ensure that they are consistent with the Development Plan, as varied, and particularly the settlement strategy, core strategy and household allocations outlined in Table 2.4.”

Objective CS OBJ 5 seeks:

“To ensure that the review of Town Plans and Local Area Plans achieve consistency with the core strategy of the Meath County Development Plan 2013–2019 by only identifying for release during the lifetime of the Meath County Development Plan 2013–2019 the quantity of land required to meet household projections as set out in Table 2.4.”

Both of these objectives were realised in May 2014 with the making of Variation No. 2 of the Meath County Development Plan. This included incorporating land use zoning objectives and an Order of Priority for the release of residentially zoned lands for Dunboyne Clonee and Pace into the County Development Plan. Further detail of this process and the outcome of the Order of Priority is provided in Section 4.2 Residential.

Strategic Settlement Policy

The goal of the County Development Plan with respect to settlement is to “implement a settlement strategy that will sustain the vitality of local communities in County Meath, supporting the economic development of the county and the sustainable management of the county’s natural and built resources.”

The County Development Plan recognises the distinction between the Metropolitan and Hinterland areas of Meath. Settlement strategy Objective SS OBJ 3 relates to the Metropolitan Area and states:

“To seek the consolidation of development within the existing built up footprint of urban centres in the Metropolitan Area of County Meath to achieve a more compact urban form and secure the use of rural areas for agricultural, horticultural and equestrian farmlands and amenity facilities, subject to the requirements of ED POL 13¹.”

The Development Plan also seeks to “encourage the development of compact urban forms by consolidating existing development boundaries and utilising brownfield sites in preference to expanding urban areas into the countryside and adjoining settlements.” (Objective SS OBJ 5)

Dunboyne

The settlement strategy includes a hierarchy of urban centres. According to this, Dunboyne is identified as a Large Growth Town II. It is an objective of the settlement strategy (Objective SS OBJ 4 refers) to

“focus development on the high quality integrated growth and consolidation of the identified Large Growth Towns enabling them to act as key employment and service centres in the county, to ensure that all other towns develop at a sustainable rate to facilitate self sustaining expansion and to protect agricultural and amenity lands for their primary purpose.”

More specifically, the Development Plan outlines the objective for Large Growth Towns (Objective SS OBJ 7 refers) as follows:

“To ensure that all of the Large Growth Towns will, in so far as practicable, be self sufficient incorporating employment activities, sufficient retail services and social and community facilities.”

¹ ED POL 13: To foster the prioritisation of employment generating land uses in the urban area of Ashbourne and the adjoining linked settlement of Ratoath.

The Development Plan identifies the manner in which Large Growth Towns II should develop. It states that the Large Growth Towns II should be strong active growth towns, economically vibrant with high quality transport links to larger towns/city. Although smaller in scale than Large Growth Towns I, they are nonetheless significant because of their connectivity within the GDA region. In respect of Dunboyne, it is noted that it has a similar role in the settlement hierarchy to Navan and Drogheda. However, growth should be planned for a population in the order of 15,000 – 30,000 persons and it is important that new services and facilities should be provided as the town expands. Objective SS OBJ 9 relates to Dunboyne and states:

“To ensure that Dunboyne develops as a key settlement centre in the Metropolitan Area of the Greater Dublin Area and to ensure that the settlement grows in a manner that is balanced, self sufficient and supports a compact urban form and the integration of land use and transport.”

Clonee

Clonee is identified as a Village in the settlement hierarchy of the County Development Plan. According to the Development Plan, Villages serve a smaller rural catchment area than the towns at the upper tiers of the hierarchy, and provide important local services, with some smaller scale rural enterprises in a number of the villages. The level of growth must be managed so that they cater for local need and do not expand rapidly, putting pressure on services and the environment and creating the potential for higher levels of commuting. It is an objective of the Development Plan:

“To ensure that Villages in Meath cater for a local catchment for service provision. Future population growth in Villages shall be managed to ensure that they do not lead to unsustainable commuting patterns.” (Objective SS OBJ 15)

“To ensure that Villages grow in a manner that is balanced, self sustaining and supports a compact urban form and the integration of land use and transport.” (Objective SS OBJ 16)

Strategic Economic Policy

According to the Economic Strategy of the Meath County Development Plan 2013-2019 which is consistent with and seeks to give effect to the Economic Strategy contained in the RPGs, Dunboyne and Ashbourne are a linked Secondary Economic Growth Town. These centres have an important supporting and complementary role in developing regional economic growth in tandem with primary economic growth towns and large hinterland areas. The high level economic development objectives for this area, as stated in the Development Plan, include:

- In Dunboyne a priority initially for Meath County Council is the consolidation and sustainable build out of town in a sequential manner and its ability to develop over the next 15 years towards Level II status in the Retail Hierarchy;
- Encourage mixed use settlement forms and sustainable centres, in which employment, residency, education and local services / amenities are located in close proximity to each other;
- Meath County Council considers that an opportunity for a Strategic Development Zone may exist in north Dunboyne within the Metropolitan Area of the National Gateway.² This will require the completion of an integrated land use and transportation approach to planning for the area, in consultation and agreement with statutory stakeholders including the NTA, NRA and Iarnród Éireann, including an examination of traffic demands and modal share, determination of the operational capacity of the junction with

² The Regional Planning Guidelines 2010-2022 states that opportunities exist for Planning Authorities and Enterprise Agencies, together with other relevant stakeholders, to take a proactive role in identifying appropriate locations for Strategic Development Zones for employment and develop planning schemes to deliver these areas for economic development. These strategic locations should be supported by existing or planned multi-modal public transport infrastructure, adequate water services, broadband and next generation of communication technology, sustainable energy supplies.

the M3 Motorway and potential effects on same and the sustainable build out of the existing settlement of Dunboyne. This is consistent with the promotion of higher densities for employment uses around public transport as advocated in the RPGs which indicates that the “*provision of integrated land use and transport plans for developing zoned and brownfield/regeneration lands of strategic importance are a means of managing growth and investment in the medium to long term and should be prepared*”. Unparalleled economic development opportunities exist adjacent to M3 Parkway which would allow the development of a strategic employment cluster, possibly based on the Strategic Development Zone concept. Potential exists to develop a synergy between this area of Dunboyne and Maynooth Environs in relation to complementary Life Science / SMART Park campuses in partnership and collaboration with established third level institutions. Following the finalisation of the integrated land use and transportation approach to planning for this area, it is the intention of the Planning Authority to progress the consideration of a Strategic Development Zone for employment generating uses within the Dunboyne / Pace area to the Department of the Environment, Community & Local Government. It is an objective of the Planning Authority to progress the relevant studies seeking to advance this Strategic Development Zone designation within a timely fashion following the completion of the integrated land use and transportation approach to planning for this area;

- Positioning of Dunboyne to gradually grow to a Level II Town Centre by 2028 as provided for in the Retail Strategy for the Greater Dublin Area. The Retail Hierarchy contained therein illustrates the accepted economic potential of this area over a designated time span;
- Strategic investment required as residential and economic development is currently hampered by a lack of available water services which must be resolved. Such targeted investment would maximise the benefit accruing from the substantial investment in transport infrastructure in recent years. This is a key infrastructural priority for Meath.

The County Development Plan examined the quantity of industrial and employment zoned land available across the county. In relation to Dunboyne, it states:

“It is considered both appropriate and opportune to review the nature, location and quantum of lands zoned for employment uses to the east of the M3 Motorway / R147 (former N3) at Dunboyne / Clonee. The relative merits of retaining such lands in favour of promoting the lands which adjoin the lands east of the rail line in Dunboyne and / or M3 Parkway rail station, particularly for people intensive employment uses should be undertaken as part of this review. This should be carried out as part of the integrated land use and transportation assessment in consultation and agreement with stakeholders including the NTA, NRA and Iarnród Éireann to determine the future direction of growth in the Dunboyne / Clonee corridor. The review should also critically consider the likelihood of water services capacity being available to serve the preferred lands and the timeframes for providing same.”

The County Development Plan therefore indicates that the IFPLUT process should be completed first to determine the medium to long term strategic direction for growth within the Corridor. It is now likely that this will inform the review of the Local Area Plan which is scheduled for 2015.

The employment sectors that Dunboyne should target are high value added manufacturing, logistics, distribution and supply chain management and knowledge based economy focusing on high technology / bio technology, research and development in partnership with third level institutions centred around public transport corridors and routes such as Dunboyne and M3 Parkway rail stations and retail (convenience and lower order comparison). This, however, does not preclude consideration of other appropriate uses.

The County Development Plan notes that Small Towns and Villages provide employment needs for local hinterlands. Serviced industrial sites and incubator units should be available within these centres. Therefore in accordance with the County Development Plan, within the LAP area Dunboyne would have primacy in terms of its economic profile.

A number of objectives in the economic strategy are pertinent to the Dunboyne/Clonee/Pace LAP area:

- ED OBJ 2: “To incorporate a review of the appropriateness of the nature, location and quantum of industrial and employment generating land use in individual Development Plans and Local Area Plans and in the preparation of development and zoning objectives for towns and villages that are to be included in the County Development Plan. This review shall
- (i) occur in tandem with the assessment of residentially zoned lands required pursuant to the Core Strategy (CS OBJ 2 & 3 refer);
 - (ii) apply the land use zoning objectives contained in the Core Strategy of this County Development Plan to the individual Town Development Plan, Local Area Plan or individual objective maps to be included in the County Development Plan as relating to industrial and employment generating uses (land use zoning objectives E1, E2 and E3 refer from the Core strategy);
 - (iii) critically assess the nature, quantum and location of lands identified for industrial and employment generating use in Dunboyne/ Clonee/ Pace, Kells and Gormonston/ Stamullen. In the case of Dunboyne/Clonee/Pace, the integrated land use and transportation study identified as a high level development objective in Section 4.1.4 will be required to be completed in advance of this exercise being carried out. As part of this integrated land use and transportation study, Meath County Council will consult the future location and appropriate scale of development, particularly in the knowledge intensive, science based and people intensive employment sectors with statutory stakeholders including the NTA, NRA and Iarnród Éireann;.....”
- ED OBJ 3 “To ensure that sufficient and suitable land is zoned for sustainable large scale and general industry at the major employment centres of Navan, Drogheda Environs, Ashbourne, Dunboyne and Kells and to a scale and extent befitting their respective roles in the Economic Development & Settlement hierarchies.”
- ED OBJ 4 “To ensure that sufficient and suitable land is zoned for logistics, distribution and supply chain management industries at Ashbourne, Dunboyne / Clonee and Stamullen and in addition to land zoned for large scale and general industry.”

Retail Policy

A Retail Strategy was carried out as part of the preparation of the Meath County Development Plan 2013-2019. This outlines a hierarchy of retail centres in Meath. Dunboyne is a Level 3 centre (Level 2 is the highest level in Meath) – ‘sub county town centre level’. In line with the Retail Strategy for the Greater Dublin Area, Dunboyne is to gradually grow to Level 2 status over the period to 2028. Clonee is a Level 4 centre – ‘small towns and villages’. A health check was carried out for Dunboyne as part of the Retail Strategy. This noted that the quantum and type of comparison and convenience floorspace, both in convenience and comparison terms is relatively poor in Dunboyne. The core retail frontage area of the town was identified, and is reproduced below.

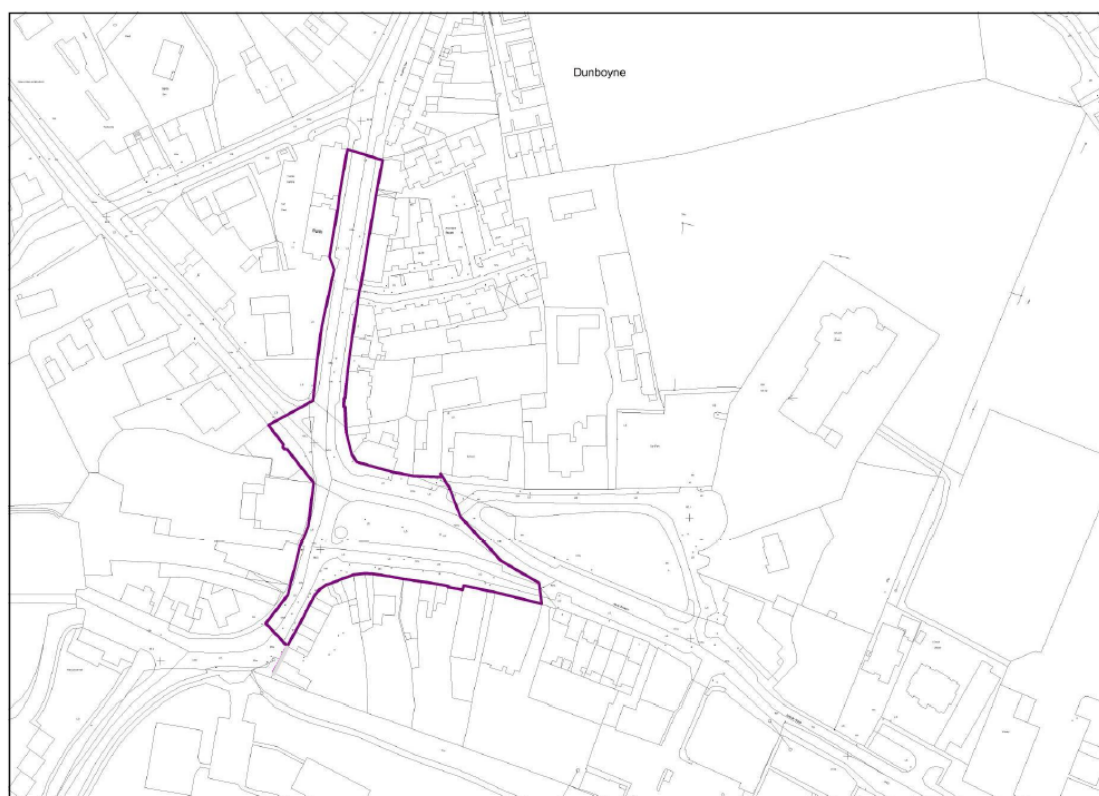


Figure 2: Core Retail Area in Dunboyne

(Source: Meath County Development Plan, Volume 2, Appendix 5 Retail Strategy)

The Retail Strategy notes the limited availability of sites in the town centre that could accommodate additional retail development. It identifies 3 “Opportunity Sites” at edge of centre locations as an alternative. Two of these are presently zoned for residential use. As part of preparing Variation No. 2 of the County Development Plan, it was noted that a significant extent of Opportunity Site No. 3 was identified as being at risk from flooding and consistent with the approach adopted by Meath County Council was identified for F1 “Open Space” land use zoning objective. In addition to these sites, it is noted that there are significant tracts of undeveloped land located adjoining the train station both to the east and west which could be investigated for development. It is considered however that, having regard to the distance of these sites from the town centre, priority should be given to suitable, available and viable sites closer to the town centre, including the opportunity sites identified overleaf.

The County Development Plan also acknowledged that the Dunboyne Clonee Pace Local Area Plan 2009 identifies a significant portion of land to the north of Dunboyne as the preferred location for the expansion of comparison retailing in the area, in accordance with a Framework Plan.

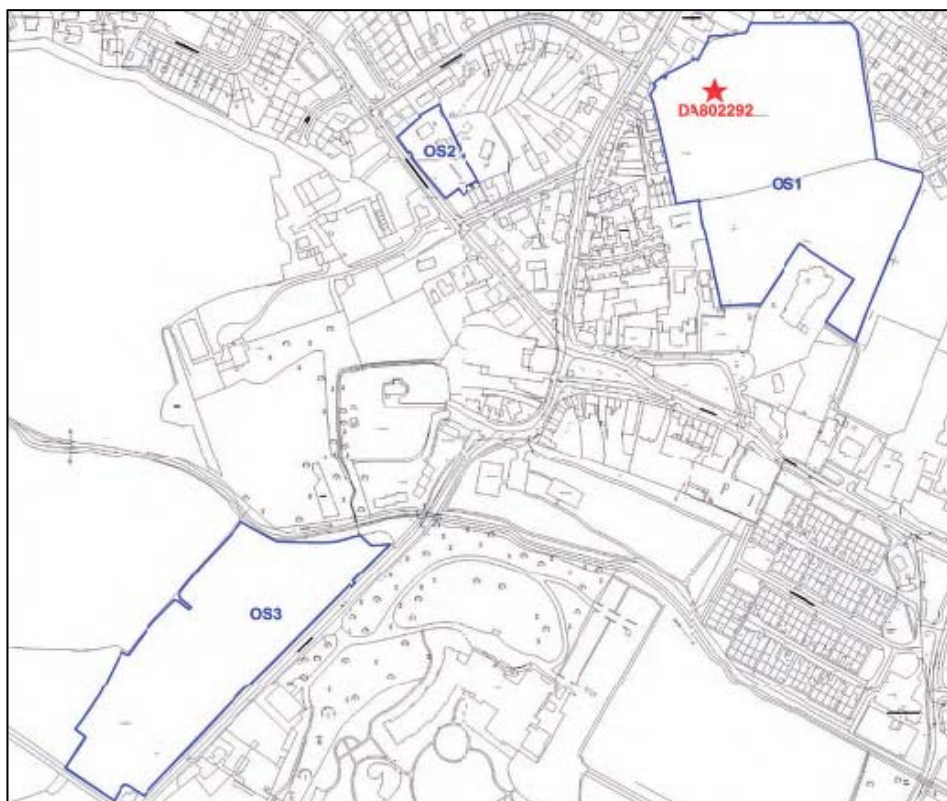


Figure 3: Retail Opportunity Sites in Dunboyme: Source Meath County Development Plan, Volume 2, Appendix 5 Retail Strategy

Rural Policy

The rural parts of the Plan area are categorised as an area 'under strong urban influence' according to the classification system used in the County Development Plan. The general policies for these areas are:

- RD POL 1 To ensure that individual house developments in rural areas satisfy the housing requirements of persons who are an intrinsic part of the rural community in which they are proposed, subject to compliance with normal planning criteria.
- RD POL 2 To facilitate the housing requirements of the rural community as identified while directing urban generated housing to areas zoned for new housing development in towns and villages in the area of the development plan.
- RD POL 3 To protect areas falling within the environs of urban centres in this Area Type from urban generated and unsightly ribbon development and to maintain the identity of these urban centres.

In terms of employment, once off, medium to large scale rural enterprise can only be located in the open countryside if it is demonstrated, to the satisfaction of Meath County Council, that the enterprise can be more readily accommodated in a rural setting than provided in a designated settlement centre and subject to standard development management considerations being applied. It is equally accepted that there are certain types of rural enterprises, especially those that involve processing of natural resources or serve rural communities which have a critical role to play in sustainable rural development.

Integrated Action Area Plan for Land East of the Railway Line, Dunboyme 2006

This non-statutory Integrated Action Area Plan (IAAP) applies to c.44 hectares of land to the east of the railway line and to c.7 hectares of land to the west of the railway line. The development of the lands was required under specific objective DB16 of the Meath County Development Plan 2001. The IAAP was developed in the context of the re-opening

of the railway line to Dunboyme.

The IAAP states that in the County Development Plan the population target for Dunboyme for 2006 is 8,000 and for 2011 is 10,000 but that these figures do not take into account the change in status of Dunboyme from being located in the GDA Hinterland to the Metropolitan Area nor does it take into account the re-opening of the railway line. Accordingly, it states that the population projection can be revised to a figure above 10,000 for 2011. The population figures set out in the IAAP are superseded by those set out in the Meath County Development Plan 2013-2019 and implemented in this LAP.

Section 1.6.0, key aims and objectives of the IAAP include:

- To ensure that all development is sustainable
- Development of the IAAP area does not exacerbate existing flooding problems in the town
- Promote a mixture of uses to ensure the sustainable development of the IAAP area.
- Buildings proposed for the area should be robust in their design to allow for future
- Changes of use. In the case of new housing they should be designed with 'life change' in mind in terms of internal space standards and should be adaptable.
- Promote good access and linkage to the rest of the town and adjoining transportation network for vehicles, pedestrians and cyclists. Ensure phasing of development is consistent with future provision and improvement of roads.
- Promote areas of quality public and private open space utilising existing and proposed open space and green corridors
- Ensure development potential accruing from the reinstatement of the rail line is maximised.

The IAAP lands represent the largest single tract of residentially zoned and undeveloped land in Dunboyme. The maximum density to be applied is 45 units per hectare net, with a lower density range of 35 – 45 units per hectare to be used also. The area is intended to be predominantly residential with an element of community, recreational and educational lands further east.



Figure 4: Extract from Integrated Action Area Plan for Land East of the Railway Line, Dunboyme 2006

The IAAP is an important non-statutory advisory document; however, it now requires augmentation in the context of the River Tolka Flooding Study, the recommendations of the Strategic Flood Risk Assessment & Management Plan undertaken as part of Variation No. 2 of the County Development Plan, the implications of Variation No. 2 itself regarding the extent of lands now zoned for residential use and the work undertaken in the preparation of the draft IFPLUT and this Local Area Plan. This will be discussed in more detail in Section 3.

Dunboyne/Clonee/Pace Corridor Integrated Framework Plan for Land Use and Transportation (IFPLUT)

The Draft Dunboyne Clonee Pace Local Area Plan 2009 was prepared in the context of an ongoing IFPLUT process that was initiated in 2008 and sought to consider the medium term development of the Corridor at the strategic level on the basis of population growth to 25,000 persons and to recommend interventions with regard to planning, development and transportation policy and the growth direction for the Corridor. The requirement to prepare an IFPLUT arose from Strategic Settlement Objective SO2 in the Meath County Development Plan 2007 -2013. The full enactment and completion of that IFPLUT process has been superseded by the contents of the Meath County Development Plan 2013-2019 which identified that an opportunity for a Strategic Development Zone may exist in north Dunboyne. The County Development Plan 2013-2019 also notes that this would require the completion of an integrated land use and transportation approach to planning for the area.

In addition, the Meath County Development Plan 2013-2019 states that it is considered both appropriate and opportune to review the nature, location and quantum of lands zoned for employment uses to the east of the M3 Motorway at Dunboyne / Clonee. The review shall consider the relative merits of retaining such lands in favour of promoting the lands which adjoin the lands east of the rail line in Dunboyne and / or M3 Parkway rail station, particularly for people intensive employment uses and will also be informed by the Economic Development Strategy now being undertaken by Meath County Council. The review should also critically consider the likelihood of water services capacity being available to serve the preferred lands and the timeframes for providing same. It is likely that this process will be completed in advance of commencing the review of this Local Area Plan in 2015.

The primary intention of the IFPLUT is to inform the preparation of future Local Area Plans for the Corridor. The time frame which the IFPLUT would consider was not defined in the County Plan but has emerged as 2009 - 2034; accordingly, it will provide strategic guidance for subsequent Local Area Plans for this corridor.

It should be noted that all references in the remainder of this LAP refer specifically to the stage which the IFPLUT process had reached by the time this LAP was prepared unless otherwise stated. It is likely that the final IFPLUT will inform the statutory review of this LAP in due course which is expected in 2015 rather than forming the basis of an amendment to the existing LAP.

1.4 The Challenge

There is significant status conferred on Dunboyne in the economic and settlement strategies outlined in the Meath County Development Plan 2013-2019. This built on the status conferred in the previous County Development Plan (2007-2013) which was in effect when this LAP was prepared. This Local Area Plan should represent the detailed articulation of these strategies as they relate to this area and provide a means of enabling their delivery. The availability of high quality public transport links serving Dunboyne also provides an opportunity to model the future development of the town on the best principles of sustainability.

The challenge is to provide a Local Area Plan that will form the basis for a consensus between the Planning Authority, the public, landowners, developers and all interested parties, as to how development should proceed to achieve the objectives for Dunboyne, Clonee, and Pace and their hinterland in the Corridor, in a manner which is physically, economically and socially sustainable.

In addition, this Local Area Plan must create the conditions that facilitate population growth being directed to the Dunboyne/Clonee/Pace Corridor such that it achieves the status identified in the County Development Plan. The Corridor is unique in Meath due to its proximity to other larger centres within Kildare and the four Dublin Authorities, its high quality and high capacity transportation infrastructure, physical characteristics such as undeveloped lands for expansion and its relatively young population. These characteristics present considerable potential for the short, medium and long term potential of the area to develop as a residential, social and economic centre within Meath, the Metropolitan Area and the GDA. It must ensure that the population is provided with the required employment, social and physical infrastructure that allows people to have choice in where they work and in the mode of transport to work. The Local Area Plan must help create a place where a high quality of life can be provided to provide self sustaining settlements that make a contribution to the prosperity of the wider region.

1.5 Contents

This Local Area Plan is structured in a manner which takes account of the contents required for a Local Area Plan in the template adopted by Meath County Council as well as in the Planning and Development Acts 2000-2014, setting out sequentially the Context, Strategic Policy and Housing, Economic Development, Social Strategy, Heritage and Phasing and Implementation sections.

1.6 Public Consultation

A period of pre-draft consultation for the Local Area Plan was held from 24th October to 8th December 2008, during which time 51 written submissions and observations were received. A public meeting was also held in the Dunboyne Castle Hotel on the evening of 6th November 2008.

The Draft Local Area Plan was placed on display from 16th March to 27th April 2009. 68 written submissions were received as a result of the display of the draft Plan.

The material amendments to the Draft Plan were placed on display from 20th July 2009 to 17th August 2009. A total of 14 written submissions were received on the proposed amendments.

Appendix 2 contains the lists of all submissions received as a result of public consultation.

1.7 Implementation

The County Council is obliged to monitor and review the operation and implementation of the Local Area Plan.

The successful implementation of the provisions of this Plan will require the combined involvement of the community, local business interests, statutory service providers as well as the County Council.

The achievement of the objectives of the Local Area Plan will be dependent on the availability of appropriate levels of finance. The County Council will actively and innovatively work to identify and secure resources from both the public and private sector to implement the provisions of this Local Area Plan and actively promote a climate conducive to private investment in the Corridor in accordance with the Local Area Plan.

As it is not possible to predict the allocation or level of public funding that will be made available over the period of this Local Area Plan, the policies and objectives put forward will have to be subject of regular review. Policies and objectives may be modified or deleted and new works not anticipated at present may be initiated depending on the availability of funding and the sanctioning of the works.

2.0 DUNBOYNE/CLONEE/PACE IN CONTEXT

2.1 Description of the Local Area Plan Area

The Dunboyne/Clonee/Pace Corridor (the Corridor) is located in the Metropolitan Area of the Greater Dublin Area. The historical development pressure experienced in the Corridor will intensify with the completion of the Clonsilla – Pace railway line, the M3 Motorway and Pace Interchange.

Dunboyne recorded a population of 6,959 in the 2011 Census, while the population of Clonee was 631 persons. The core strategy of the Meath County Development Plan allocates an additional 1,578 housing units between the two settlements over the period 2013 to 2019. The medium term population horizon for Dunboyne/Clonee/Pace corridor is 25,000 people. It is the policy of the Retail Strategy for the Greater Dublin Area that Dunboyne will develop from a Level 3 to a Level 2 centre over a 15 to 20 year timeframe.

It is clear therefore that the corridor is earmarked to become a significant development centre, predicated on the basis of rail based sustainable communities. It is also clear that a policy framework is being developed which will provide for a sustainable, plan-lead and balanced pattern of growth.

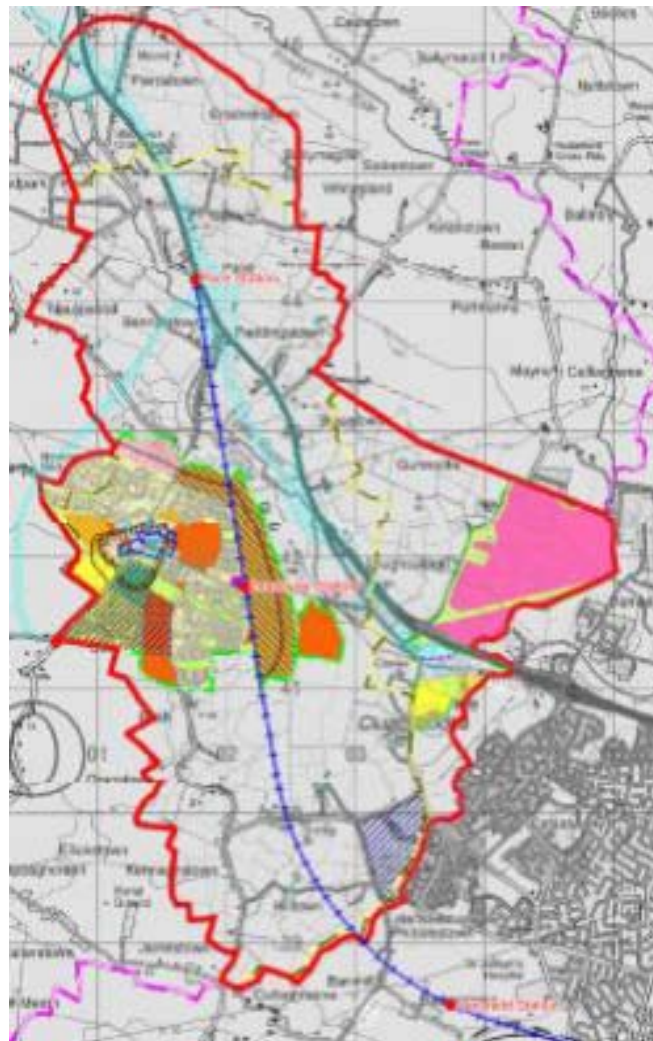


Figure 5: Local Area Plan boundary.

2.2 Existing Physical Characteristics

The Corridor is located at the edge of the Metropolitan Area of Dublin City, 13 kilometres from Dublin City Centre and 27 kilometres from Navan on the N3/M3 corridor. It is 4 kilometres from Blanchardstown.

In terms of geographical area, the Corridor is predominantly agricultural (c.75%), with urban and associated land uses comprising c.15%. It is estimated that 5% of the land outside of the two main settlements of Dunboyne and Clonee is in residential use unrelated to agriculture. Dunboyne and Clonee are the main urban settlements within the Local Area Plan area. Both are largely organised around the local road network to the south of the M3.

Dunboyne offers the majority of residential and commercial development in the Corridor. The footprint of Dunboyne is broad with the land take of its residential element particularly large due to its relatively low density (see Map 2). The development of the town is spatially imbalanced due to the presence of the railway corridor and the Tolka River flood plain to the east.

Clonee has a fragmented and weak core. The Tolka River flood plain to the west, the M3 motorway to the north, and the county boundary with Fingal to the east has resulted in recent residential development being orientated away from the Village core to the south.

Pace is a townland north of Dunboyne. It is currently comprised of agricultural land with a number of individual residential units in the form of ribbon development. The M3 and the line of the old Navan branch railway intersect here, largely following an identical route through the townland.

Regarding the rural parts of the Corridor, a significant level of single houses and ribbon development along the local road network is evident with a resident population comparable to that of Clonee. There is a significant level of warehousing, logistics and industrial development within the rural area most notably near the Dunboyne Business Park.

2.3 Key Demographic and Socio-Economic Trends

2.3.1 Population

The Local Area Plan area lies entirely within the Dunboyne ED; however, no data relating solely to the Local Area Plan area is available from the Census or CSO. As such the population for the Local Area Plan area is derived from the 2006 and 2011 Census, the CSO Small Area Population Statistics (SAPS) which were replaced in 2011 by SAPMAP and from the GeoDirectory Data from An Post. The settlements of Dunboyne and Clonee form part of the overall ED for Dunboyne, which also includes the rural hinterland. The statistics for the ED are included for comparative purposes.

The population of Dunboyne ED was recorded at 11,009 in the 2011 Census, an increase of 26.5% on the 2006 figure of 8,702 which had increased on the 2002 figure of 7,757 persons, an increase of 12.2%. Table 2.1 details the change in population in the area during the last inter censal period.

Table 2.1: Population of County Meath, Dunboyne Town, Dunboyne ED, Clonee Village and Local Plan Area, 2006 and 2011

	2006	2011	Change 2006–2011	
			Actual	Percentage
Co. Meath	162,621	184,135	21,514	13.2
Dunboyne ED	8,702	11,009	2,307	26.5
Local Plan Area³	7,335	9,107	1,772	24.2
Dunboyne Town	5,713	6,959	1,246	21.8
Clonee Town	1,000	631	-369	-36.9

Source: Census of Population 2006 and 2011, and An Post Geo Directory data⁴

In 2006, the Local Area Plan area comprised approximately 84.3% of the population of the Dunboyne ED. This had marginally decreased to 82.7% in 2011. Nonetheless it represents a substantial majority and illustrates the urbanised nature of the area.

2.3.2 Age Structure of the Population

The population of the Dunboyne ED in 2011 was divided relatively evenly between the ages of 0 – 64, with the largest groups in the 0 – 14 and 25 – 44 cohorts. Table 2.3 indicates large adult populations that have young families.

Table 2.2: 2006 and 2011 Age Profile Dunboyne ED

Age Cohorts	2006		2011	
	Actual	%	Actual	%
0-14	2,164	24.87	2,371	24.75
15-24	1,359	15.62	1,312	13.70
25-44	2,780	31.94	2,985	31.17
45-64	1,785	20.51	2,150	22.45
65+	614	7.06	760	7.93
Total	8,702	100	9,578	100

Source: Census of Population 2006 and 2011

The age profile shows that Dunboyne ED has a dependency ratio (persons aged under 15 years or over 65 as a percentage of the population aged 15-65) of 44.7% and is symptomatic of the predominance of population in the younger cohorts.

Table 2.3: 2006 Dependency Ratios (2002 in brackets)

	Dunboyne ED	Meath	State
Youth Dependency	36.8 (40.5)	38.3 (34.2)	31.87 (29.7)
Elderly Dependency	7.93 (7.1)	13.5 (11.7)	17.42 (16.1)
Total	44.7 (47.6)	51.7 (45.9)	49.3 (45.8)

Source: Census of Population 2006 and 2011

³ This figure is an estimate for the population of the Local Area Plan area using An Post GeoDirectory information on the number of households and applying the Dunboyne ED average occupancy as determined in the relevant Census of Population.

⁴ The An Post GeoDirectory is a database of all buildings in the Republic of Ireland compiled by An Post and Ordnance Survey Ireland. It presents detailed information on each postal address in the Country and maps the exact location.

The significant portion of the population in the youth dependency category is the group that will become economically active in the next 5 – 10 years and which will require homes and jobs locally if the Dunboyne / Clonee / Pace corridor is to retain its population and become self sufficient.

2.3.3 Household Structure

Household structure describes the make up of households within the population, for example one person, husband and wife, husband and wife with children, etc. While the 2011 Census information does not include specific figures for the Local Area Plan area, it does comprise a high proportion (c.83%) of the Dunboyne ED population so many of the characteristics of the Dunboyne ED demographic profile can be applied to it from this information.

Table 2.4 highlights that the majority of the population live within a family unit of two parents (mother and father) and children of any age. Just under half of the population is involved in this family arrangement. The next largest group is one person households, followed by households comprising of a husband and wife.

Table 2.4: Household Structure in Dunboyne ED, 2011

Household Type	No.	%
One person	474	15.5
Husband and wife	377	12.4
Cohabiting couple	145	4.8
Husband, wife and children	1,353	44.4
Cohabiting couple and children	83	2.7
Father and children	46	1.5
Mother and children	238	7.8
Couple and others	52	1.7
Couple, children and others	85	2.8
Father, children and others	9	0.3
Mother, children and others	21	0.7
Two or more family units	32	1.0
Non-family households and relations	64	2.1
Two or more non-related persons	70	2.3
Total	3,049	100

Source: Census of Population 2011

This household structure has implications for the planning of residential accommodation in the future where household sizes will tend to be larger in the area. This means that the area is attractive to families where there is a traditional and inherent desire to have larger houses and private gardens for safe play for children play.

2.3.4 Household Size

Household size describes the average number of people per household in a particular area. Household size has been declining nationally for a number of years and is symptomatic of smaller family units, an increase in single person households, and marriage occurring later than heretofore. The decline in household size has implications for the extent of land to be zoned to accommodate increases in population as the smaller the household size, the greater is the number of households required. The average household size in the Dunboyne ED was recorded at 3.17 persons in the 2011 Census, a slight decrease from the 2006 Census figure of 3.3. This is still larger than the comparable figure for Meath which was 2.99. Larger household

sizes in the ED are due to the high proportion of couples with children and the low number of single person households. The Housing Strategy contained in the Meath County Development Plan projects that the average household size in Meath will decrease to 2.62 in 2016 and 2.35 by 2022, in line with the projections contained in the Regional Planning Guidelines. This would represent a significant acceleration of the trend observed in this regard over the past decade and will require ongoing monitoring.

2.3.5 The Labour Force

The labour force comprises the total number of people at work, the number of unemployed and the number of first time job seekers. In a County such as Meath where there is a high level of immigration of adults in the working age groups most of the growth in the labour force is related to demographic trends.

Table 2.5 details the labour force profile for the Dunboyne ED in comparison to County Meath and the State as a whole. In 2011, the labour force in Meath was 90,634 and in the Dunboyne ED it was 4,844. Both of these represent an increase over the 2006 figures. The overall participation rate in Meath was 65.8%, a slight decrease compared to the 2006 rate of 67.5%. The comparable figures for the Dunboyne ED were 70% in both instances. Unemployment increased significantly between 2006 and 2011. The rate of unemployment in the Dunboyne ED at 11.85% was, however, slightly lower than that generally in Meath which was recorded at 16.7%. Nationally, the rate of unemployment was 17.5%.

Table 2.5: Labour Force Profile (%) 2006 and 2011

	Dunboyne ED		Meath		State	
	2006	2011	2006	2011	2006	2011
At work	4,148 (95)	4,211 (86.9)	78,437 (93.5)	74,342 (82)	1.93 (91.5)	1.8m (81)
Looking for 1 st job	42 (0.95)	59 (1.22)	846 (1.0)	1,137 (1.3)	0.029m (1.4)	34,166 (1.5)
Unemployed	173 (3.95)	574 (11.85)	4,637 (5.5)	15,155 (16.7)	0.15m (7.1)	390,677 (17.5)
Labour Force	4,363 (100)	4,844 (100)	83,920 (100)	90,634 (100)	2.10m (100)	2.2m (100)
Participation rate	70%	70%	67.50%	65.80%	62.50%	61.90%

Source: Census of Population 2006 and 2011

2.3.6 Location of Employment

The labour force profile does not indicate where the employment is located and the impact this has on travel patterns, travel to work times and the concomitant impact on the quality of life for residents of Dunboyne and Clonee. The Place of Work Census of Anonymised Records (POWCAR) analysis conducted by the Dublin Transportation Office (since replaced by the National Transport Authority) on the 2006 Census results indicates general trends on the travel to work patterns in the Dunboyne area. Approximately 25% of the workforce work either in Dunboyne or within the immediate area. Approximately 33% of the workforce works in the Dublin City administrative area; 17.75% in Blanchardstown and west Fingal County; 1.6% elsewhere in County Meath; and 5% in County Kildare.

The County Council in association with Meath County Enterprise Board prepared a Meath Skills Data Base in 2005 which was the outcome of the 'Work in Meath' initiative. This report identified a very strong desire for people living in Meath to work in Meath. Those most interested in working and living in Meath were predominantly in the younger age cohorts engaged in the higher order sectors such as IT, software and financial services. The principal reasons for their desire to work in Meath was to reduce commuting times and to improve life quality.

Recent investments in infrastructure, including the M3 motorway, water supply and wastewater and broadband infrastructure and improvements in public transport make the Dunboyne/Clonee/Pace corridor a viable and attractive location for employment. Combined with a pool of highly skilled people that are actively seeking employment in the County and the conditions are optimal for increasing the availability of employment in the corridor. This is entirely in keeping with the objectives and aspirations of the Regional Planning Guidelines for the Greater Dublin Area which support the improvement of jobs ratio levels across the GDA.

It is imperative that in zoning lands for employment generating activities, the Local Area Plan creates the conditions such that there are no land use planning constraints to facilitating additional employment growth.

2.3.7 Sectoral Employment Patterns

Reflective of the findings of the 'Work in Meath' report, 60.5% of all those living in Dunboyne ED in 2011 were engaged in Commerce, Public Administration and Professional Services. This is greater than the corresponding figures for Meath and the State at 54.2% and 55%, respectively.

Evidence from the census regarding commuting patterns and the trends evident in the 'Work in Meath' report suggest that it is people employed in these sectors of the economy (aside from those employed public administration and are most likely to live in Meath) that work outside the county and who wish to live in Meath.

Correspondingly, the proportion employed in Agricultural in the Dunboyne ED was much lower than the County and the State – 2.1% by comparison to 5% and 5.1%, respectively as was the proportion employed in manufacturing. This indicates that the labour force is service based and is reflective of the national move away from the more traditional manufacturing and agricultural jobs.

The high proportion in the services sector in the Dunboyne ED is reflective of a strong employment base engaged in higher order activities, with a high earnings capacity.

Table 2.6: Percentage of Persons at Work Classified by Employment Sectors

	Dunboyne ED	Meath	State
Agriculture, forestry and fishing	2.1	5	5.1
Building and construction	5.3	6.3	4.8
Manufacturing industries	10	11.8	11.6
Commerce and trade	30.1	26	25.2
Transport and communications	10.6	9.4	8.1
Public administration	7.1	6.7	6.3
Professional services	23.3	21.5	23.5
Other	11.4	13.3	15.3

Source: Census of Population 2011

2.3.8 Social Structure

The CSO has a number of measures for categorising social class groupings, one of which is tabulated below. The social status grouping identifies all people aged 15 and over who are at work according to their occupation and by employment status. Unemployed or retired persons are classified by the socio-economic group according to their former occupation. All other persons are classified according to the grouping of the person on whom they are

deemed to be dependent.

Table 2.7: Social Class Groupings Dunboyne ED

Category	Dunboyne ED	Meath	State
Professional workers	8.1	7.0	7.3
Managerial and technical	39.2	30.2	27.3
Non-manual	18.6	18.1	17.5
Skilled manual	14.3	17.7	15.4
Semi-skilled	8.0	10.2	10.6
Unskilled	3.1	3.6	3.7
All others gainfully occupied and unknown	8.6	13.2	18.2
Total	100.0	100.0	100

Source: Census of Population 2011

There is a significant proportion of the population in the Professional workers and Managerial and technical workers social groupings in Dunboyne ED in 2006 representing 47.3% of the population. This compares to 37.2% for Meath and 34.6% for the State. This is the social grouping with the highest earnings potential and is indicative of the higher skills base of the town. The issue for the Local Area Plan area is that there are a significant proportion of these types of workers leaving the area to work elsewhere.

2.4 Historical and Architectural Significance

2.4.1 Context

The Local Area Plan contains the settlements of Dunboyne and Clonee, and extensive rural areas surrounding them. Typical of County Meath, there is a long history of human habitation in this area, which has had an impact on the landscape, built heritage, and cultural heritage of the area to date. Both Dunboyne and Clonee have a distinct character of their own; Dunboyne was based on an earlier Manorial settlement, and rebuilt in the nineteenth century with terraces planned in an orderly fashion around a central village square and green, while Clonee's development was more gradual, with a disjointed arrangement of buildings along the main road developing into Clonee's single street.

2.4.2 History and Development

There are a number of references to Dunboyne in the medieval period. It was a small unwallled borough with a weekly market and a yearly fair in the 13th century. Edmond Butler was given permission to build a castle in Dunboyne in 1475-6. This was probably on the site of the existing castle, built in 1764 by George Darley. During the disturbances of the 1798 Rebellion, the village was burned, and it was largely rebuilt in the early nineteenth century.

The first edition Ordnance Survey map shows Dunboyne with a (Church of Ireland) Church, a "R.C. Chapel", a dispensary, school house, and several houses lining the streets around a triangular village square with a green to the north side of it. This layout and the proximity to two Country Houses point to landlord involvement in the formation of the village. By the end of the nineteenth century, the village included a Smithy and a hotel, (the Village Arms Hotel), indicating its importance as a stopping point for travellers, presumably from Dublin to Navan. The opening of the railway in 1862 would have encouraged trade and travel to the town.

As today, Clonee was a smaller settlement than Dunboyne in the nineteenth century. In 1837, Lewis reported that Clonee was a post-town with 217 inhabitants and a police station. Clonee had developed on an east-west axis along the main road from Dublin to Navan. A

turnpike is shown on the first edition Ordnance Survey map, at the bridge to the west of the town, as well as a Post Office, Police Station and School. A corn mill lies to the east of the settlement, with a mill race running to the north of the street. Notably, the third edition of the Ordnance Survey shows that by the end of the nineteenth century the street pattern has changed at the west end of the town, with the road widened and straightened and the turnpike removed. The character of Clonee has traditionally been quite open and low intensity, with large areas of open space between buildings of single and two storeys.

The quality of the surrounding farmland is evident in the number of large farmhouses and country houses built in the eighteenth and nineteenth centuries, indicating the prosperity of the farmers who were supported by agriculture in the Local Area Plan area.

2.4.3 Archaeology

There are a number of archaeological sites in the Local Area Plan area; however, many of these have little in the way of extant remains.

It is thought that a motte was once sited in Dunboyne, based around the original manor. However, there is no physical evidence of this today. The medieval parish church was situated to the west of the village; and part of the tower survives today. The area surrounding this, and encircling most of the centre of the village, is an area of Archaeological Interest. In Loughsallagh and Clonee, written evidence of the destruction of churches exists, however, there is no above ground evidence. There are three known earthworks and enclosures to the north of Dunboyne, and a possible Fulacht Fia in Clonee.

2.4.4 Built and Cultural Heritage

There are a number of structures within the Local Area Plan area on the Record of Protected Structures. These are listed in Appendix 6. These include several terraced houses in Dunboyne, thatched houses, country houses such as Dunboyne Castle and Summerseat near Clonee, both the Roman Catholic and Church of Ireland churches in Dunboyne, structures such as the bridge and water pump in Clonee, among others.

There are a number of other structures in Dunboyne which contribute to the sense of place and character of the village, including a terrace of ten houses to the north on the Navan Road and a terrace of houses to the south of the Green. The Architectural Conservation Area designation has been continued under the Local Area Plan to protect the built environment of Dunboyne as a single entity.

2.5 Natural Heritage

2.5.1 Biodiversity

There are no sites with special designations to protect the natural heritage (for example, candidate Special Area of Conservation, Special Protection Area, or Natural Heritage Area) within the Local Area Plan area. Nor are there Areas of Geological Interest, as per the recent Geological Survey of County Meath, within the Local Area Plan area. However, as emphasised in the County Development Plan, nature conservation is not confined to designated sites, as wildlife heritage is found throughout urban and rural areas.

The creation and conservation of ecological infrastructure such as hedgerows, tree lines, green spaces, and river corridors is vital to create a network of sites to support biodiversity and allow for the migration and exchange of species between conservation areas. The low density of development in Dunboyne and Clonee to date, paired with their rural hinterlands, present an opportunity to provide green routes and linkages through both settlements, both for recreational and biodiversity purposes.

2.5.2 River Basin Management

The Local Area Plan area falls within the catchment of the Tolka River, and is part of the Eastern River Basin District (ERBD). River Basin Districts cross Local Authority boundaries, reflect the natural catchment areas of rivers, and were developed to improve water quality in Ireland in line with EU legislation. The Water Framework Directive states that no member state can allow the status of their water to deteriorate, and all waters must achieve 'good' or 'high' status by 2015.

The recently published Draft River Basin Management Plan included the results of extensive research and tests on water quality in the ERBD. It highlighted the poor quality of river and ground water in certain areas, and set out a series of measures to safeguard or improve their quality. The ecological status of surface waters in the Local Area Plan area was found to be 'Moderate' or 'Bad', while groundwater in the Local Area Plan area was found to be of 'Good' status.

2.6 Access

2.6.1 Existing Bus Services

Bus service provision is quite limited, with key services (No.70, 70A, 70X and 270) being Dublin Bus services to and from Dublin. Bus Éireann provide provincial bus services that pass through the study area. Dublin Bus service routes within the area are indicated below.



Figure 6: Existing public bus network, Dunboyne and Clonee.

Dublin Bus

Route 270 operates between Blanchardstown Shopping Centre and Dunboyne via Clonee. The total journey time is approximately 30 minutes and runs seven days per week.

Route 70/A operates between Hawkins Street and Dunboyne. A single 70B service operates via Blanchardstown Village and Littlepace. The total journey time is approximately 70 minutes

and the runs seven days per week.

Route 70N is a Nitelink service that operates between Westmoreland Street and Dunboyne from Monday to Saturday.

Route 70X is an express bus service operating between Belfield and Dunboyne, Monday to Friday. The total journey time is approximately 90 minutes.

Bus Éireann

Route 118 operates between Dublin and Killucan/Mullingar Rail Station/Longford Rail Station seven days per week.

Route 109 operates between Kells and Dublin via Dunboyne Monday to Saturday

2.6.2 Existing Rail Services

The area is served with a direct rail link to Dublin city centre. This represents Phase I of the Dublin to Navan rail line which commenced operations in September 2010. The line runs from Clonsilla to Pace, with stations at Clonsilla, Dunboyne and Pace. A major park and ride facility is available at the Pace station providing 1,200 spaces whilst parking for 300 spaces is available at Dunboyne station. At morning and evening peak periods, the direct rail link is served by Docklands Station whereas off peak, the service required changing onto the Maynooth service at Clonsilla with the terminus in Pearse Station.

2.6.3 Existing Road Access

The principal road arteries running through the Local Area Plan area include the M3 to the north of Clonee and the R156, R157 and R149 Regional Roads which run in east-west and north-south directions respectively.

M3 / N3 National Primary Road

The M3 which forms part of the N3 is the primary transport corridor within the Local Area Plan area bypassing both Clonee and Dunboyne and providing connection from Dublin to the North West region. Access to the M3 from Dunboyne is primarily via the R157 which connects the Maynooth Road and the Summerhill Road (R156) via the Dunboyne bypass built as part of M3 Motorway contract.

R157 Maynooth Road /Navan Road - Dunboyne

The R157 in Dunboyne provides access to the M3 corridor, Maynooth, the M4 Motorway and Leixlip, Navan, Dunshaughlin, Trim and Ratoath. As with the R156 there are a number of direct/frontage accesses to retail, commercial and residential buildings, resulting in a high turnover of pedestrian, traffic, delivery and parking movements in the town. It also accommodates relatively high traffic flows and an especially high percentage of Heavy Goods Vehicles (HGVs).

R156 Dublin Road/Summer Hill - Dunboyne

The R156 Dublin Road/Summer Hill is one of the primary traffic routes between Dunboyne and Clonee. It connects with the R157 Maynooth and Navan Roads, and the Rooske Road; it also provides access to Summerhill, Mullagh and Trim as well as Dublin, Clonee, Mulhuddart, Blanchardstown and Lucan. It is a focal point of vehicular activity in the town due to the level of car-parking facilities located off it.

The R156 currently experiences congestion at various locations, particularly at the Rooske Road, generating queuing as a result of inefficient signal timings. The available carriageway width is reduced as the road passes over the old railway alignment in Dunboyne resulting in reductions in vehicular speeds. This issue is compounded by the vertical road alignment also reducing visibility at this location.

R156 Dublin Road - Clonee

The principal road artery running through Clonee is the R156. It accommodates significant traffic volumes, a significant amount of on-street parking and multiple access points to a mix of uses. It caters for high traffic volumes throughout the day and in particular at peak times where significant queuing occurs due to lack of capacity and general road space at major junctions.

Other Roads

The R149 from Clonee provides access to Lucan, Leixlip, the N4 and Dunboyne. It is rural in nature but accommodates relatively high traffic flows. The junction with the R156 to the west of Clonee experiences delay at peak times with significant queuing forming on the R156 due to right turning vehicles to the R149.

The Rooske Road (Local Road) connects with the R156 in Dunboyne to the east of the town centre. It provides access to Dunboyne via the R149, Lucan, Leixlip and the N4. The junction between the Rooske Road and R156 has been signalised recently; however, it produces severe bottle necks and queuing due to both the volumes of traffic at peak times and the non provision of a dedicated, adequately sized right turn lane from the R156 to the Rooske Road.

St Patricks Park Road, Mill Farm Residential Road, Dunboyne Castle Residential Road all primarily provide access to residential areas. They also provide a secondary function as a short cut route for traffic wishing to avoid the signal controlled junction on Main Street.

2.6.4 Pedestrian and Cycling Facilities

Pedestrian Facilities

In general, pedestrian facilities are relatively good in Dunboyne and Clonee with high quality links at a number of locations; however, in rural parts they are poor, which is appropriate as demand is low. Good quality features of the local pedestrian environment include the pedestrian crossings on the main signal junction (R156/R157) and the signal (R156/Rooske Road) in Dunboyne, a stand-alone signalised pedestrian crossing mid-way in Clonee Village and sporadic measures such as dropped kerbs and raised informal pedestrian crossings throughout the built up areas.

The key shortfall in pedestrian facilities is the inconsistent provision of quality footpaths and adequate crossing facilities. Key pedestrian desire lines are only catered for in some locations with other routes hindered by existing on-street parking, poor footpath surfaces, wide high speed roads and the inadequate provision of facilities for the mobility impaired. Footway provision and facilities in a number of locations is unsatisfactory and could lead to difficulties for able bodied pedestrians and therefore have serious issues for the mobility and visually impaired.

Cycling Facilities

No provision for cycle facilities is currently made in the area. Cyclists currently experience competition for road space with other road users. Private vehicles and particularly Heavy Goods Vehicles currently dominant available road space. A low volume of cycling activity has

been noted in Dunboyne and Clonee. This may be as a consequence of the lack of infrastructure along with other issues, for example, the location of land uses relative to each other.

2.7 Services and Utilities

2.7.1 Wastewater Collection and Treatment

Meath County Council currently exports waste water from Dunboyne and Clonee to Fingal County Council via the '9C' trunk foul sewer at Mulhuddart. This is then conveyed through its network to Dublin City Council for treatment at the Ringsend Water Treatment Plant. The design of the local sewer pipe system which exports wastewater to the '9C' sewer can accommodate up to 18,000 PE of which approximately 12,000 PE is currently being utilised. The drainage agreement in place between Meath County Council and Fingal County Council allows for up to 6,000 P.E. to be exported from Dunboyne and Clonee to Fingal County Council.

The Council has completed rehabilitation and upgrading of the existing sewer network in the Dunboyne and Clonee area, which has reduced the level of groundwater infiltration and increased capacity. However, the '9C' sewer is nearing capacity. There are plans to provide a duplicate sewer under the Greater Dublin Strategic Drainage project. This project is being led by Fingal County Council and subject to funding it could be realised by 2022.

2.7.2 Water Supply

Due to the distance from major drainage catchments or surface or ground water abstraction points, the provision of water continues to create difficulties for the development of settlements within the Corridor. Providing these services is difficult on both economic and technical grounds necessitating regional solutions involving the co-operation of adjoining Local Authorities. Accordingly, Meath County Council currently imports potable water from Fingal County Council; Dunboyne is supplied at Clonee and Clonee from Coolquay.

Existing supply serves the entire Local Area Plan area except for the area to the north of the M3. In 2002 it was calculated that the requirement to serve the then total zoned lands in the Dunboyne area was 5,872 cubic metres per day. While no formal agreement is in place, Fingal County Council has undertaken to provide Meath County Council with potable water up to this requirement until it can become self sufficient in this regard. Currently, there is a cap of 3,000 cu. m. per day in place; demand runs at c. 2,000 cu. m. per day which has been reduced by c.1,000 cu. m. since 2005 through the implementation of water conservation techniques. Accordingly, if there is increased demand in the interim it can be accommodated via the existing supply lines.

The Dunboyne/Clonee Water Supply Scheme Stage 1 involves the laying of approximately 6km of new trunk/distribution main from Fingal to Dunboyne together with provision of necessary storage and a new booster pumping station. This infrastructure will allow Meath County Council to import up to 5,400m³/day of water from Fingal. The additional water necessary will be available once Fingal's ongoing project to expand their Leixlip WTP is completed in late 2014. If included in the next Water Services Investment Programme, these proposed works could be realised by 2016. In this regard, the Council will be working with Irish Water to try to get this project included in the next (2014 – 2015) WSIP.

The longer term solution requires a new major supply source and a public consultation process is currently underway with a possible alternate supply being available from the River Shannon. The availability of a long term water supply for this area needs to be addressed in conjunction with the phasing of construction of units in the Local Area Plan.

It should be noted that the typical level of unaccounted for water in Meath is 50% due to consumer negligence, leaking pipes or lost through illegal or unknown connections. Unaccounted for water supply in the Local Area Plan area is assumed to be in the region of 40%. Current water conservation projects aim to reduce this to accepted economic levels of leakage which typically range from 25 –35%.

3.0 LOCAL AREA PLAN STRATEGY

3.1 Vision - Core Aims

The aim of the Local Area Plan is to set out a clear development framework for the next six years to guide the sustainable development of the Dunboyne, Clonee and Pace Corridor within the context of the Meath County Development Plan 2013-2019 and the Regional Planning Guidelines for the Greater Dublin Area.

Dunboyne is identified as a Large Growth Town II and a Secondary Economic Growth Town and is thus a significant growth centre in the county. While very high levels of growth may not be achieved during the period of this Local Area Plan; it is important that the medium term land use strategy for the Corridor is clearly set out. The Local Area Plan provides the basis on which growth should occur to serve the future population target of approximately 15,000. The development required to facilitate this growth will be brought about within a policy framework that has been prepared in the context of the Meath County Development Plan 2013-2019 which seeks to:

- Guide of the spatial development of the Corridor in the context of the railway line in a sustainable, co-coordinated and efficient manner.
- Facilitate improved accessibility by different modes of transport (with emphasis on environmentally friendly modes) through the integration of land use and transportation;
- Facilitate a mixture of functions and services (with particular emphasis on reducing social exclusion) appropriate to the population envisaged;
- Support the sustainable and resource-saving management of the Corridor (particularly water, energy, waste); and
- Facilitate the conservation and development of the natural and cultural heritage.

These core aims have informed and determined the settlement, transportation and economic strategy of the Local Area Plan, cognisant of the effects of the Plan's policies on the environment. Adherence to the above aims will increase the economic competitiveness of the Corridor while preserving the future economic prospects of surrounding rural areas.

3.2 Settlement Strategy

The location of the various zoning objectives including residentially zoned lands are indicated on the Local Area Plan land use zoning maps. The land use zoning objectives map included in this amended Local Area Plan is replicated from Volume 5 of the Meath County Development Plan 2013 – 2019 as varied. The quantum of additional zoned lands has been informed by the objective to increase the population of the Corridor to approximately 15,000. Where lands have been zoned, their development can only occur when the infrastructure required to facilitate the envisaged development is available. The evolution of the settlement strategy and the phased release of lands for development through the development management process can only occur when capacity in infrastructure is available.

As part of the preparation of Variation no. 2 of the County Development Plan, an evaluation of existing residentially zoned land was carried out to establish the order of priority for the release of residentially zoned land to ensure consistency with the household allocation for each urban centre provided in Table 2.4 contained therein. Following the making of Variation No. 2 of the County Development Plan, the written statement of the Dunboyne Clonee Pace

LAP has been amended to ensure consistency with the land use zoning objectives and Order of Priority for the release of lands. Variation No. 2 also included additional policies and objectives for this corridor in relation to the order of priority or phasing of residential land use zoning objectives and flood risk. Volume V of the County Development Plan shall also be consulted in this regard to ensure that the complete policy framework as applicable to the Dunboyne Clonee Pace is understood.

3.3 IAAP Lands

The Integrated Action Area Plan (IAAP) is a non-statutory plan which was adopted by Meath County Council in December 2006. It was prepared to consider the potential for sustainable and planned development east of the railway line in Dunboyne in response to specific objective DB16 of the 2007 County Development Plan.

The IAAP remains a key advisory document of the Local Area Plan, but requires amendment in the context of the Flood Risk Assessment carried out as part of Variation No. 2 to the Meath County Development Plan 2013-2019 (which is incorporated into this Local Area Plan), the IFPLUT being carried out pursuant to the Meath County Development Plan 2013-2019 and the content of this Local Area Plan. Amendments will be primarily required to fully integrate the lands with an A2 '*New Residential*' land use zoning objective within the IAAP with existing development, facilitate the extension of the Eastern Distributor Road through the newly zoned lands to the Rooske Road (this will require the provision of a vehicular bridge over the railway line to accommodate the major distributor road), the incorporation of lands zoned for complementary uses which were previously designated in the IAAP and to amend the phasing schedule. The IAAP will be reviewed by Meath County Council in conjunction relevant stakeholders and landowners during the Local Area Plan period.

The Core Strategy of the Meath County Development Plan 2013-2019 sets out an average density of 45 units per hectare in Dunboyne. It is the policy of the Local Area Plan to require densities of 50+ units per hectare within 800 metres of railway stations this will require reconfiguration of the densities applied in the IAAP. Reflecting the designation of lands for commercial, community and recreation use in the IAAP, the Local Area Plan has zoned a number of areas 'G1', 'B1' and 'F1'; in response to the provision of key transportation infrastructure in the Local Area Plan has also designated where pedestrian and cycle links must be provided; these issues will require further reconfiguration of the IAAP. In addition, the findings of the Flood Risk Assessment have necessitated the re-zoning of lands at risk of flooding from residential use to open space primarily south of the Clonee Road.

Section 4.2 outlines which residential zoned lands will be released for development during the period 2013-2019. This supersedes any phasing arrangements contained in the IAAP. Variation No. 2 of the County Development Plan included cells 1 – 6 inclusive as being available for release prior to 2019 with cell 7 identified as Phase II (Post 2019). It is noted however that whereas cells 1-5 inclusive north of the Clonee Road (R156) remain largely unaffected by the Strategic Flood Risk Study and identified flood risk areas, a significant area of both cells 6 and 7 south of the Clonee Road have had their residential land use zoning objective removed. It is not considered that the concept Masterplan remains appropriate for the area south of the Clonee Road.

3.4 Land Use and Transport Strategy

The impetus for the considerable population growth designated for the Corridor is the construction of the Clonsilla to Pace railway line and M3 Motorway. The railway line, which includes stations at Dunboyne and Pace commenced services in 2010. The line is planned to extend to Navan in the future. The transportation and land use strategy of this Local Area Plan is compatible with the line terminus being located at Pace or Navan.

The IFPLUT will set out the most appropriate land use and transportation arrangement for the Corridor in the context of a medium to long-term population horizon of 25,000. This growth is set out over a number of phases which equate to the future sequence of Local Area Plans.

The strategy emerging in work undertaken on the draft IFPLUT at the time of preparing this LAP in 2009 is to couple the future development of the Corridor with the railway line and retain the M3 Motorway for inter-regional vehicular traffic. This is manifested in the initial consolidation of development within 1 kilometre of Dunboyne railway station with the majority of later development to be consolidated within 1 kilometre of the Pace Interchange. In this way, the future character of the Corridor will be that of a series of rail based settlements.

It is considered that this arrangement fully endorses sustainable land use management principles in creating a compact urban form. The emerging strategy contained in the IFPLUT illustrates that the initial phases of growth toward the long term target population can be facilitated adjoining Dunboyne but later phases will require additional lands adjacent the Pace Interchange in the future. This land use strategy emphasises more environmentally friendly transport modes with development targeted at locations that maximise access to adjoining development areas. In so doing the Local Area Plan zoning strategy is based on the principle of creating a compact urban form, the sustainable management of urban lands and the most effective and efficient use of infrastructural services.

Regarding Dunboyne, the existing zoned lands can accommodate the majority of the required additional growth. The IAAP lands represent the most significant land bank within the town. The development of the IAAP and additional lands will be subject to the provision of the associated infrastructure set out above, including the Eastern Distributor Road set out in the IAAP.

Regarding Clonee, while no additional land use zoning will be included, development of the Village within the existing zoned lands will be facilitated. The Strategic Flood Risk Assessment & Management Plan undertaken as part of Variation No. 2 of the County Development Plan indicated that the majority of lands identified for residential development were at risk of flooding notwithstanding their location behind existing flood defences. The lands were rezoned as part of the Variation to the County Development Plan to ensure that water compatible development only was allowable of such affected lands.

Lands north of Dunboyne adjacent the Pace Interchange have been designated to require a Framework Plan to accommodate the envisaged growth. The emerging strategy contained in the IFPLUT identifies a considerable level of development to be accommodated there over the medium to long term. The area designated will be subject to the preparation of detailed Framework Plan which will be prepared in conjunction with Meath County Council, landowners affected and other key stakeholders to be identified by Meath County Council.

3.5 Development Opportunities pursued in the Local Area Plan

Allied to the overall development strategy above is the development of the Corridor at the settlement level. The principles of sustainability as embodied in the County Development Plan are reflected in this Local Area Plan. It should be noted that the Local Objectives for Dunboyne and Clonee contained in the 2001 County Plan were subsumed into the 2007 Plan directly. These local policies which relate to the settlements of Dunboyne and Clonee are reviewed and augmented where necessary in the respective sections of this Local Area Plan. The following policies relate to the development of each settlement.

Dunboyne

The Local Area Plan is to be guided by the County Development Plan and the Regional Planning Guidelines for the Greater Dublin Area and work undertaken to date in preparing the IFPLUT in determining the strategic policy direction for Dunboyne. In accordance with these documents it will be the Objective of the Local Area Plan:

To consolidate the centre of Dunboyne as the focal point for cultural, social and retail facilities and to encourage the provision of new retail uses.

The lands east of the rail line and adjoin Dunboyne train station is the principal area identified to accommodate the majority of the household allocation provided under the Core Strategy of the County Development Plan.

Emerging preferred location for future Level 2 Centre:

The completion of the M3 motorway and Phase I of the Dublin-Navan railway line has delivered a rail and motorway interchange and Park and Ride north of Dunboyne. The emerging strategy contained in the IFPLUT finds that the significant development potential of the Corridor would be best harnessed at this location particularly within the context of development constraints elsewhere in the Corridor such as Dunboyne and Clonee. The design, scale and composition of development here will be guided by the emerging strategy contained in the IFPLUT:

To facilitate the phased development of the emerging preferred location for a Level 2 Centre in accordance with an approved Framework Plan.

Clonee

Clonee is identified as a Village in the settlement strategy of the Meath County Development Plan 2013-2019. The aim for Villages is to ensure that they cater for local growth with development in keeping with the local character and context. A Strategic Green Belt has been in operation between Clonee and Dunboyne and the surrounding areas. The direction of this policy will be retained under the Local Area Plan:

To consolidate and support the development of Clonee within the existing development boundary and the identified Green Belt.

There are significant lands identified to the north of Clonee on the opposite side of the M3 Motorway identified with an E2 'Enterprise & Employment' and E3 'Warehousing & Distribution' land use zoning objectives. These lands are currently undeveloped and will function in relative isolation from the village proper, relating more clearly to the industrial development at Damastown, within Fingal County. Please refer to EMP OBJ 7 for further details.

Rural Area

The rural hinterland of the urban settlements forms a significant and important component of the Local Area Plan area. Policies guiding development within the rural area are applied directly from the County Development Plan.

Conclusion

The delivery of the M3 Motorway, the railway line and the railway stations at Dunboyne and Pace provide the Local Area Plan area with unique development opportunities. If properly managed, these opportunities have the potential to ensure that the settlements will develop in a manner that is sustainable and provides a quality of life for existing and potential residents. The above Objectives, in the context of the County Development Plan and work undertaken to date in preparing the IFPLUT provide the strategic policy guidance for the Plan area under which the local policies and objectives prescribed in this Local Area Plan will operate.

3.6 Sustainable Development

Meath County Council has stated its commitment to placing sustainable development principles at the heart of its decision making. The principles of sustainability as embodied in the County Development Plan 2013-2019 are reflected in the approach adopted in this Local Area Plan.

In land use terms sustainable development is reflected in the Local Area Plan by the adoption of a range of policies and proposals which seek to:

SDV POL 1

Identify, protect and promote important strategically located employment lands in the Dunboyne/Clonee/Pace corridor.

SDV POL 2

Accommodate new development needs in an environmentally sensitive manner.

SDV POL 3

Permit a sufficient mix of land uses under each zoning objective to assist to reduce the need to travel.

SDV POL 4

Promote a more compact urban form in the vicinity of strategic public transport hubs and in urban centres.

SDV POL 5

Promote continuity of built heritage through re-use of culturally/ historically valuable buildings.

SDV POL 6

Where appropriate, conserve existing buildings and features of high environmental quality.

SDV POL 7

Promote the use of cycling and walking and reduce reliance on private car usage.

SDV POL 8

Ensure the protection of natural habitats, ecological resources and quality landscapes and the promotion of bio-diversity.

SDV POL 9

Ensure the provision of high quality public water supply and drainage systems.

SDV POL 10

Promote waste prevention, reduction, recycling and re-use.

SDV POL 11

Support the development of a population of approximately 15,000 over the lifetime of the Local Area Plan subject to the availability of infrastructural services

SDV POL 12

Consider the potential for direct vehicular and pedestrian linkage and interconnections within the Local Area Plan area, both east and west and south into Dunboyne, Clonee and the transport interchange at Pace.

SDV POL 13

Provide for a legible and permeable road network for the area that will encourage pedestrian/cycle use and make connections possible across the Local Area Plan area.

SDV POL 14

Provide, conserve and protect and enhance amenity space.

SDV POL 15

Promote a high standard of architectural design, and quality of materials utilised throughout the LAP area, that is appropriate in scale, and form to its location.

SDV POL 16

Promote sustainability in the design of buildings.

SDV POL 17

Ensure the provision of a high capacity broadband network in the LAP area.

SDV POL 18

Ensure that community and social infrastructure facilities are delivered in tandem with new development in the Local Area Plan area.

SDV POL 19

To consolidate the centre of Dunboyne as the focal point for cultural, social and retail facilities and to encourage the provision of new retail uses.

4.0 LAND USE

4.1 Residential

The policy context for the Local Area Plan is provided by national and regional policy guidance and the Meath County Development Plan 2013-2019. Dunboyne is defined in the Meath County Development Plan 2013-2019 and the Regional Planning Guidelines for the Greater Dublin Area (RPGGDA) 2010-2022 as a Large Growth Town II and a Secondary Economic Growth Town. Within this strategic context, the Meath County Development Plan 2013-2019 aims to channel population growth and development into Dunboyne in line with the principles of the National Spatial Strategy and the Regional Planning Guidelines. The Meath County Development Plan 2013-2019 sets out clear population projections for the County as a whole and all urban centres therein which are in line with the Regional Planning Guidelines for the Greater Dublin Area. Accordingly, in the County Development Plan Dunboyne is projected to accommodate additional residential development of approximately 1,494 households in the period from 2013 - 2019.

Table 2.4 of the Core Strategy in the Meath County Development Plan 2013 - 2019 contains the household allocations for the settlements and rural area of the county. An extract from Table 2.4 is reproduced below showing the household allocation for Dunboyne and Clonee.

Table 4.1: Household allocation for Dunboyne and Clonee as contained in Table 2.4 of the Meath County Development Plan 2013-2019

	Household Allocation 2013-2019	Av. Net Density Applicable unit/ha	Quantity of Residential Zoned Land Required	Available Land Zoned for Residential Use (Ha)	Available Land Zoned for Mixed Use incl. Residential (Ha)*	Total Available Zoned Land (Ha)	Deficit/ Excess (ha)
Dunboyne	1,494	45	33.2	88.6	1.19	89.8	56.6
Clonee	84	35	2.4	1.2	0	1.2	-1.2

*Note that the figure entered represents 30% of the total available mixed use land zoning, reflecting that residential uses would be subsidiary use in these zoning categories that relate to town and village centre sites and edge of centre sites.

According to Table 2.5 of the County Development Plan, there were 113 units with planning permission in Dunboyne with 601 committed units in Clonee at the time when the development plan was been prepared. This has been revised to 116 units in Dunboyne and 264 units in Clonee due to applications lapsing and revised applications being submitted (and constructed) for lands in Clonee for which planning permission for residential development was previously available.

A Flood Risk Assessment Study was carried out as part of Variation No. 2 to the Meath County Development Plan 2013-2019. This found that lands were at risk of flooding in Clonee village notwithstanding their location behind existing flood defences, which encompasses the vast majority of the village within the development boundary and extend to unzoned lands adjoining the village. In light of this and taking into account the status of Clonee as a Village in the county settlement hierarchy, it is not proposed to re-zone additional lands to accommodate the household allocation. Instead, these units were re-assigned to Dunboyne. The headroom of 50% which was built into the household allocations in the core strategy of the Development Plan makes allowance for lapsed units such as those in Clonee.

The total allocation for Dunboyne is revised to 1,578 units which require approximately 35 hectares of residential zoned land. Table 4.2 outlines the result of assigning the household allocation from Clonee to Dunboyne and excludes lands at risk from flooding from the

available land quantities.

Table 4.2: Household allocation for Dunboyne 2013-2019 and land availability

Household Allocation 2013-2019	Av. Net Density Applicable unit/ha	Quantity of Residential Zoned Land Required	Available Land Zoned for Residential Use (ha)	Available Land Zoned for Mixed Use incl. Residential (ha)*	Total Available Zoned Land (ha)	Deficit/ Excess (ha)
1,578	45	35.1	65.9	0.561	66.5	31.4

It is clear from Table 4.2 that there is an excess of existing residentially zoned land in Dunboyne in comparison to that required to accommodate the household allocation. As part of Variation No. 2 to the Meath County Development Plan 2013-2019, an evaluation was carried out of residentially zoned land in order to establish which lands should be prioritised for release in the short term. An evidence based approach was developed to evaluate the lands which benefitted from a residential land use zoning objective. The amended land use zoning objectives map has identified the lands required to accommodate the household allocation of 1,578 no. units provided for under the Core Strategy (as amended in Table 4.2 previously). This land use zoning objectives map is included under Variation No. 2 of the County Development Plan 2013-2019. It should be noted that there is headroom included in the household allocations of 50% and thus there is no justification for the release of any additional lands over and above those specified. The requirement for any further release of residential zoned land in Dunboyne and Clonee will be assessed following the making of the next County Development Plan in line with the population projections contained therein.

The Flood Risk Assessment Study prepared for Variation No. 2 to the Meath County Development Plan identified flood zones in Dunboyne. The use of the Justification Test for lands at risk of flooding was generally not considered necessary in light of the extent and nature of alternative residential zoned land at a lower risk of flooding. A Justification Test was carried out for lands south of the railway station which was previously zoned for residential development having regard to their strategic position proximate to Dunboyne train station. These lands did not pass the Justification Test. Consequently, the evaluation of the development areas excluded those areas within identified on the flood risk mapping as being at risk of flooding and only suitable for less vulnerable land uses. The evaluation also excluded all sites with the benefit of an extant permission.

10 residentially zoned sites were evaluated as listed in Table 4.3 overleaf. In evaluating the residentially zoned lands, a strong emphasis was placed on a sequential approach to development, in line with the guidance contained in the Section 2.3.4 of the 2013 – 2019 County Development Plan. The following factors, which were considered to constitute the proper planning and sustainable development of the area and which take into account policy at county, regional and national level, were used to determine the suitability of specific lands for residential development:

- 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;
- Availability of community and social infrastructure facilities with particular regard to the proximity to educational facilities.

- The need to provide new roads infrastructure to facilitate development;
- Consistency with sequential approach to urban expansion and contribution to a compact urban form. The development of infill sites makes a significant contribution in this regard. Leapfrogging beyond other available sites will not be considered favourably.
- Impact on built heritage.

The sites that were evaluated are detailed in Table 4.3. The location of these lands is illustrated on Figure 7. Distance to the town centre, rail station and to schools (primary and post primary) was calculated on the basis of walking distance from the sites using Google maps, with allowance made for distance from the particular site to the public road where appropriate.

Sites scored 1 point if they were less than 1 kilometre distance from the point of interest; 2 points if the distance was between 1 and 2 kilometres, 3 points if the distance was between 2 and 3 kilometres, etc. This is more easily understood when viewing the maps in question. The table below details the results of this evaluation. Distance to the rail station in Dunboyne town centre was given a double weighting in the assessment. This was in the interests of sustainability, to facilitate greater public transport usage and maximise the return on the significant public investment made in transport to serve the town.

Tables 4.4 (below) and 4.5 (overleaf) detail the outcome of the site evaluation and the lands included in Phase 1. The land use zoning objectives which includes phasing of residentially zoned lands now included in this LAP gives effect to this assessment.

Table 4.3: Residential sites for evaluation in Dunboyne

Site	Location	Site Size
1	Town centre zoned land	0.561 ⁵
2	Navan Road	8.22
3	North of railway station	7.35
4	Adjoining railway station	6.7
5	South Station Road	2.32
6	Castlefarm & Clonee townland	8.99
7	Rooske Road	22.97
8	South Dunboyne Castle	0.79
9	Maynooth Road	4.82
10	Northwest of Court Hill	3.74

⁵ This figure represents 30% of the site size, taking into account that the site is zoned for town centre using and residential development would be an ancillary component of development on these lands.

Table 4.4: Outcome of Residential Land Evaluation

Site	1	2	3	4	5	6	7	8	9	10
Proximity to Town Centre	1	2	4	3	3	4	5	2	1	2
Proximity to Rail Station (double weighting)	8	10	4	2	4	4	10	8	8	8
Proximity to Primary Education	2	3	3	3	2	3	3	2	1	2
Proximity to Post Primary Education	2	3	3	2	2	3	4	3	2	3
New Roads Required	2	1	5	1	1	5	1	1	1	5
Infill Site	1	5	5	5	5	5	5	1	5	3
Built Heritage	3	1	1	1	1	1	1	2	1	3
Total Score	16	25	25	17	16	25	29	19	19	26
Ranking Position	1	6	6	3	1	6	10	4	4	9

Table 4.5: Residential Land Order of Priority

Site Name	Zoning	Land Area	Density	Potential Yield	Rank	Phase
1	B1	0.561	50	28	Joint 1st	I
5	A2	2.32	50	116	Joint 1st	I
4	A2	6.7	50	335	3rd	I
8	A2	0.79	30	24	Joint 4th	I
9	A2	4.82	45	217	Joint 4th	I
2	A2	8.22	42	345	Joint 6th	I
3	A2	7.35	50	368	Joint 6th	I
6	A2	8.99	50	450	Joint 6th	I (Partial)*
10	A2	3.74	40	150	9	II
7	A2	22.97	40	919	10	II

*3 hectares of land in this parcel are included in Phase 1.

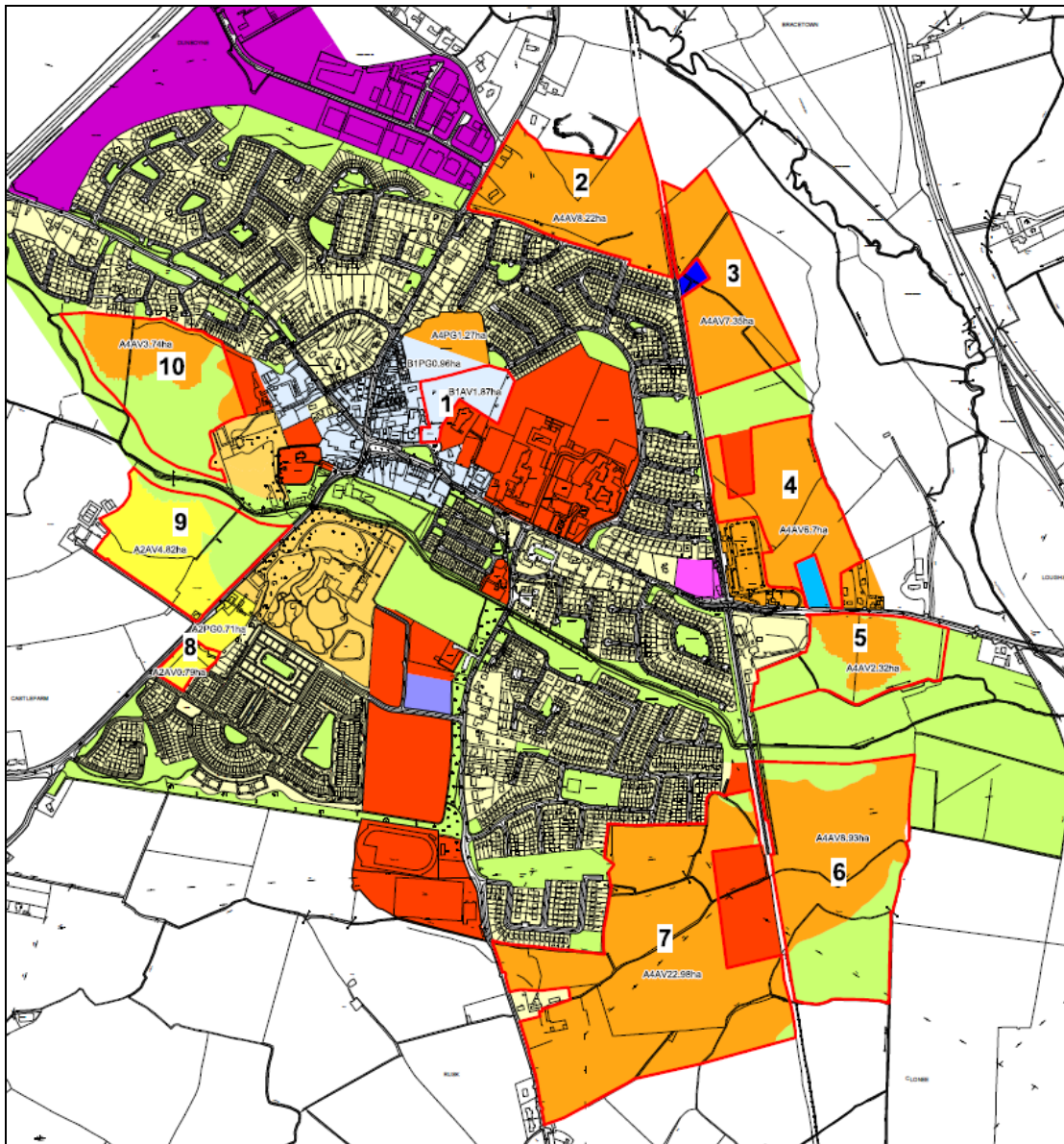


Figure 7: Residential Evaluation Sites

Extant Planning Permissions

Given the slowdown of construction in recent years and consequent substantial number of committed units yet to be built, applications for the extension of duration of permissions will need to be carefully considered to ensure that population growth in Meath is in accordance with the urban hierarchy and with the role and function of towns and villages set out in this settlement hierarchy. This occurs particularly in respect of the role of centres in accommodating local or regional growth and the need for towns and villages to grow in a self sufficient manner and not on the basis of commuter development.

In this regard, it should be noted that the current Regional Planning Guidelines were adopted in 2010, while a substantial number of residential units were permitted prior to that date. Consequently, significant changes have occurred since many of the committed units were granted permission in terms of regional and local policy. In situations where an application for residential development no longer complies with the policy of either document such that it would no longer be consistent with the proper planning and sustainable development of the area, it may not be appropriate to extend the life of that permission.

There are a substantial number of extant planning permissions for multiple unit residential developments in various urban centres across the County. These are identified on Table 2.5 of the Core Strategy of the County Development Plan. An extract from Table 2.5 as relevant to this Local Area Plan is provided. It is likely that some of these extant planning permissions will wither over the life of this plan or that some which will receive extension of durations pursuant to Section 42 of the Planning & Development Act 2000 – 2014 may also not be constructed. The Core Strategy of the County Development Plan was developed on the basis that all of the 10,998 units which had the benefit of planning permission would be constructed over the life of the Development Plan. It is the intention of this Planning Authority therefore to include all lands which have the benefit of an extant planning permission for multiple unit residential developments as part of the lands identified for release for residential purposes within the life of the County Development Plan. For clarity, this shall apply to such sites with extant planning permission from the date of publication of the relevant amendment to this Local Area Plan. Applications which seek an extension to the appropriate period of planning permission pursuant to Section 42 of the Planning & Development Act 2000 – 2014 shall be considered on this basis. No extension of duration permitted in relation to multiple residential unit developments shall extend the life of a planning permission beyond the 6 year period of the current Meath County Development Plan.

4.1.1 Residential Policies

It is the policy of the Local Area Plan to:

RES POL 1

Provide for the integration of new housing into the natural and built environment in a manner that protects the amenity of existing residential development in the vicinity and makes a positive contribution to the overall environment in the locality.

RES POL 2

Encourage the development of mixed and balanced communities to avoid areas of social exclusion.

RES POL 3

To achieve a mix of housing types and sizes in the consideration of individual planning applications for residential development and in development of the County Council's own housing stock.

RES POL 4

To ensure that the needs of pedestrians and cyclists are provided for in the design of layouts in residential areas.

RES POL 5

Promote energy efficiency both during the construction phase and during the lifetime of residential development by sensitive design and layout taking into account topography, orientation and surrounding features.

RES POL 6

Have regard to the "Social Housing Design Guidelines" (DoEHLG 1999).

RES POL 7

Integrate new social housing into the existing social and urban fabric of the main settlements of Dunboyne and Clonee.

RES POL 8

Support the concept of independent living for older people and people with disabilities and

ensure where possible that housing for such groups is integrated with mainstream housing in their existing communities.

RES POL 9

Encourage the provision of adequate small, self contained living units within a complex of facilities for persons with special needs to maintain privacy and independence whilst having the protection of a more sheltered environment.

RES POL 10

Support proposals for day centres for people with special needs within, or close to, the town and neighbourhood centres, subject to normal planning requirements.

RES POL 11

Permit the suitable extension of existing dwellings to accommodate the elderly or people with a disability in the family home, subject to normal planning requirements.

RES POL 12

Require that residential development proposals within residential zoned lands will be subject to the County Council's Housing Strategy and Part V of the Planning and Development Act 2000-2014.

Residential Objectives

In terms of residential development, it is the objective of Meath County Council: -

RES OBJ 1

To ensure that future residential development in Dunboyne/Clonee/Pace complies with the Meath County Development Plan 2013-2019.

RES OBJ 2

To ensure a holistic approach is taken in the design and planning of new residential areas, which incorporates the provision of essential and appropriate facilities, amenities and services to be agreed with the Local Authority so that viable communities emerge and grow.

RES OBJ 3

To achieve better and more appropriate mixes of dwelling sizes, types, tenure and accessibility in all new residential development.

RES OBJ 4

To continue to implement the "Meath Local Authorities Action Plan Social and Affordable Housing 2004 - 2008" and any subsequent Action Plan adopted during the life of this Local Area Plan.

RES OBJ 5

To operate an Order of Priority for the release of residential lands in compliance with the requirements of CS OBJ 6 of the Meath County Development Plan 2013-2019 as follows:

- (i) The lands identified with an A2 "*New Residential*" land use zoning objective corresponds with the requirements of Table 2.4 Housing Allocation & Zoned Land Requirements in Volume I of the Meath County Development Plan 2013-2019 and are available for residential development within the life of the Meath County Development Plan 2013-2019.
- (ii) The lands identified with an A2 "*New Residential*" land use zoning objective but qualified as "*Residential Phase II (Post 2019)*" are not available for development within the life of the Meath County Development Plan 2013-2019.

- (iii) In accordance with the provisions of CS OBJ 6 (c) of the Meath County Development Plan 2013-2019, as varied, no extension of duration permitted for multiple unit residential developments pursuant to Section 42 of the Planning & Development Act 2000 – 2014 shall extend the life of a planning permission beyond the 6 year period of the Meath County Development Plan 2013-2019.

RES OBJ 6

To facilitate the completion of the 3 no. phases of the registered '*Unfinished Estate*' residential development at Williamstown Stud as originally permitted under Meath County Council planning register reference DA/40501. The 99 no. residential units at Williamstown Stud were included in the Committed Unbuilt Units – Rural Houses in both Table 2.4 and Table 2.5 of the Core Strategy of the Meath County Development Plan 2013-2019, as varied. No extension of duration of any planning permission shall extend beyond the lifetime of the existing County Development Plan, that being 16th December 2018.

4.2 Retail

4.2.1 Existing Retail Profile

There is a relatively low level of retail floorspace provision within the Corridor relative to its current population. Retail and associated services are almost exclusively located within Dunboyne and Clonee, with Dunboyne providing the majority of retail floorspace within the Corridor.

Dunboyne

Dunboyne presents a relatively localised retail offer. The quantum and order of comparison and convenience floorspace is relatively poor, particularly that of comparison retailing. This is typical of settlements in close proximity to larger centres, in this instance Blanchardstown and Liffey Valley. Eurospar is the main convenience retailer in the town together with Londis and Centra. Existing commercial units consist of converted single and two storey traditional buildings and newer purpose built developments with small, ground floor commercial units. This type of development is commensurate with a settlement of its size. In terms of stock, Dunboyne has seen strong, relatively recent redevelopment; however, development coming on line remains small in scale. The vacancy level in Dunboyne is low and was recorded at 14% in the town healthcheck carried out for the Meath Retail Strategy (Appendix 5 of the Meath County Development Plan 2013-2019).

Clonee

Clonee is weak in terms of its retail offer; however, for its size, and in comparison to Dunboyne, it has relatively good convenience provision with both Aldi and Lidl represented in the village. Clonee has minimal comparison floorspace which is typical for a settlement of its size in close proximity to other larger settlements in the Metropolitan Area. It is typified by small scale, ground floor commercial units within converted residential buildings; however, there are some more modern, purpose built commercial developments also. The vacancy level in Clonee is low with only one vacant unit noted during the assessment of the town carried out for the Meath Retail Strategy.

There is a range of services in Dunboyne and Clonee which serve the Corridor and surrounding rural and suburban areas. These include services such as hairdressers, video shops, pubs, restaurants, bookmakers, a drycleaner, banks, a post office, estate agents and a solicitor. The range of services is considered adequate for the current population.

The Retail Strategy for the Greater Dublin Area 2008 – 2016 highlights that County Meath maintains high levels of expenditure leakage to areas outside of the County (pages (vi) & 43). This correlates with the visibly low levels of floorspace provision in the Corridor. Dunboyne and Clonee are relatively unique in that their respective centres have remained the focus of local, particularly local convenience retailing, with little out of centre or neighbourhood

retailing. It is acknowledged amongst retail authorities that comparison retailing is what attracts visitors to a town centre which in turn introduces vitality and maintains vibrancy. One of the overarching objective of the LAP is, therefore, to ensure that existing centres are maintained and enhanced as part of the overall strategy for the provision of additional retail floorspace to meet the requirements of the larger population.

4.2.2 Retail Planning Guidelines and the Retail Planning Strategy for the Greater Dublin Area 2008-2016

The focus on centres is the fundamental orientation of the Retail Planning Guidelines and is projected through to the regional Retail Planning Strategy for the Greater Dublin Area 2008-2016 (GDA Retail Strategy).

Dunboyne is currently identified as a Level 3 Sub County Town Centre within the Metropolitan Area in the GDA Retail Strategy. These centres usually comprise groups of shops and at least one supermarket or superstore, a good range of comparison shopping and financial and other services. The Retail Planning Guidelines set a guideline size of between 10,000 to 25,000 sq. m. net lettable floorspace where appropriate in the Metropolitan Area. The short to medium term strategy for Dunboyne is to facilitate and promote its continued improvement in line with its position in the hierarchy so that it meets its role as such a centre, incorporating a range of convenience and comparison retail facilities adequate to serve the everyday needs of the catchment population. In other words, the town is not designated as a retail destination for people outside the immediate catchment, unlike towns such as Navan located higher up the hierarchy.

In addition, and particular to Dunboyne, the GDA Retail Strategy specifies that it will develop over the next 15 - 20 years to a Level 2 centre (Table 6.1). Level 2 Major Town Centres offer a full range of all types of retail services from newsagents to specialist shops and boutiques, large department stores, foodstores, shopping centres and high level mixed uses. Such centres should be well connected and served by high quality public transport, particularly with the Metropolitan Area. The policy for Dunboyne is to develop to a Level 2 centre alongside the development of the rail line and associated future population growth. For well established centres in excess of 60,000 people it would be expected that the volume of lettable retail floorspace would exceed 40,000 sq. m. For Dunboyne, this growth is to be guided by conclusions of the IFPLUT process when completed, the Regional Planning Guidelines and the GDA Retail Strategy and the Meath County Development Plan 2013-2019 including the Meath Retail Strategy contained therein. The GDA Retail Strategy seeks to ensure that there is sufficient floorspace to accord with population and expenditure growth and that the location of new retail facilities will be informed by best practice in terms of efficiency, equity and sustainability as set out in the Retail Planning Guidelines.

These core principles of maintaining and enhancing town and village centres, providing new floorspace of a scale necessary to meet the needs of a growing population in the most appropriate locations, maintaining the town's position as a Level 3 centre, and facilitating the future development of Dunboyne as a Level 2 Centre have fundamentally informed the approach taken in this LAP to the provision of additional retail floor space in the Corridor.

4.2.3 Meath County Retail Strategy

In relation to settlements in the Corridor, the Meath County Retail Strategy, as incorporated into the County Development Plan, provides guidance as to the following:

- Confirmation of the retail hierarchy, the role of the centres and the size of the main town centres
- A broad assessment of the requirement for additional retail floorspace

- Strategic guidance on the location and scale of retail development
- Preparation of policies and action initiatives to encourage the improvement of centres
- Identification of criteria for the assessment of retail developments

Hierarchy

Dunboyne is presently a Level 3 Centre Sub County Town Centre within the Metropolitan Area in the 2013-2019 County Development Plan, growing to a Level 2 centre by the 2023 - 2028 period. Clonee is designated as a Level 4 Neighbourhood Centres, Local Centres, Small Towns and Villages within the Metropolitan Area. The Local Area Plan does not alter the position of the individual settlements in the County retail hierarchy. It is policy to ensure Dunboyne responds to its current status as a Level 3 centre and enable its development to a Level 2 Centre as set out in the GDA Retail Planning Strategy by facilitating the provision of a range of convenience and comparison retail facilities adequate to serve the needs of the catchment population. Accordingly, within the Corridor, Dunboyne is identified as the primary retail centre in this Local Area Plan.

Requirement for Additional Retail Floorspace

The Local Area Plan strategy seeks to consolidate the existing town and village centres of Dunboyne and Clonee. It is estimated that the existing floorspace, extant permissions, and available B1 zoned lands could provide for c.15,000 sq. m. retail floorspace. The Retail Strategy for the Greater Dublin Area Level 3 District and Town Centres range in size from 10– 25,000 sq. m. of lettable retail floorspace catering for a population of 10 – 40,000 persons. Well established Level 2 Metropolitan and Major Town Centres with population catchments in excess of 60,000 people would provide in excess of 40,000 sq. m. lettable retail floorspace. The Meath Retail Strategy estimates that there is potential for 6,500 sq. m. of additional convenience floorspace in Dunboyne up to 2022 and between 3,500 and 7,000 sq. m. of comparison floorspace during the same time. It is clear that the immediate retail needs for Dunboyne can be accommodated on existing town centre lands and significant additional lands for retail use are required in this Local Area Plan to fulfil Level 3 status and facilitate future development to Level 2 status.

Location and Scale of Retail Development

As set out above, for a Level 2 Major Town Centre an area of circa 40,000 sq. m. of comparison floorspace is required as prescribed in the GDA Retail Strategy. The Local Area Plan has examined the capacity of the existing landbank in Dunboyne and the wider Corridor to accommodate this level of retail provision. The lands currently available in the centre of Dunboyne are inadequate in terms of scale or location to allow for the growth from Level 3 to Level 2 status. The structure of Dunboyne is not conducive to significant expansion of the retail core. Lands to the north and south of Dunboyne comprise significant residential development. The western and eastern sides of Dunboyne are committed in the form of residential lands.

Lands north of Dunboyne at Pace identified in this Local Area Plan are the most viable location for the required expansion of comparison retailing in the Corridor over the medium and long term. This location is identified in the strategy emerging in the IFPLUT where lands are available, readily accessible via high capacity rail and road links and are furthest from Blanchardstown compared to Dunboyne or Clonee. The area is identified on Map Number 4 by the requirement to prepare a Framework Plan. Proximate to a multi-modal transportation node and easily accessible from the existing development in the Corridor, this location represents the most viable location to provide for the growth required in the GDA Retail Strategy. This area, as the emerging preferred location for a Level 2 Major Town Centre will provide for a regional antidote to the identified unsustainable retail leakage throughout the greater part of County Meath. The relative distance of this area from larger, existing centres outside of Meath further supports the selection of this location. To

ascertain the quantum of floorspace required, a detailed Retail Capacity Assessment will be prepared to facilitate this regional outcome as prescribed in the GDA Retail Strategy and form a critical grounding document for the assessment of planning applications for the future development of these lands.

Meath County Council in its précis of evidence to the Oral Hearing in respect of the Clonsilla to Pace rail line in 2007 states that Íarnród Éireann acknowledges the potential identified by Meath County Council and developers for possible future retail and commercial developments at Pace Park and Ride and that current proposals (at time of hearing) should not limit or prevent future development plans. The précis also notes that if expansion of the Park and Ride is required in the future this may be accommodated in a multi storey format. The précis goes on to state that the County Council would also consider that the potential exists to develop over the park and ride for other commercial uses proximate to the public transport interchange.

In addition to consolidating the retail function of town and village centres, it is also necessary to provide retail uses convenient to residential areas, particularly where significant new development is proposed. Neighbourhood retailing will be of a scale such that the primacy of town and village centres as the focus for retailing is preserved.

This LAP has identified two separate locations in the town where a neighbourhood centre objective is proposed. The first of these is located on lands to the east of the Dunboyne train station where a significant residential development is expected along with a site identified for a national school. It is envisaged that the neighbourhood centre would provide for a mix of uses including an appropriate scale of retail development which would serve its local residential catchment in a sustainable manner. The second neighbourhood centre is located south of the town, adjoining the Rooske Road. It shall serve an immediate local catchment. Both neighbourhood centres are located on lands identified as Phase I in the Order of Priority Lands and are proposed to be released during the period of the current County Development Plan (2013-2019).

There is an extant planning permission for a major new mixed use (including retail) development on lands adjacent Dunboyne town centre was granted permission by An Bord Pleanála in October 2009 (Reg. Ref. DA802292). This permission allows the development of c. 5,640 sq. m. of retail space, including a 2,325 sq. m. gross supermarket and 20 accompanying retail units. It is considered that these lands are of primary concern in fulfilling Level 3 and Level 2 status.

The strategy for accommodating additional retail facilities has been informed by the position of Dunboyne as a Level 3 Centre in the retail hierarchy and of the primacy of existing town and village centres as retail destinations.

It is the policy of the County Council to limit the scale of retail development to be located in Clonee due to its small scale, distance from the railway line and proximity to Blanchardstown and Liffey Valley. Accordingly, individual retail units (convenience, comparison or retail services) over 400 sq. m. gross floorspace will not be permitted within Clonee Village. The rationale for this policy is to encourage the reorientation of development toward the railway line.

Core Shopping Area

The Core Retail Area is normally defined as the area including and immediate to the 'prime pitch'. This is the area that achieves the highest rentals, best yields, is highest in demand from retailer / operators / developers and investors, is overwhelmingly retail floorspace and has the highest footfall of shoppers. The Meath County Retail Strategy (Appendix 5 of the Meath County Development Plan 2013-2019) illustrates the core shopping area for Dunboyne which is concentrated primarily around the southern side of Main Street and the square, and

includes parts of Maynooth Road and Navan Road, principally the eastern side as the western side of the street is dominated by the petrol filling station.

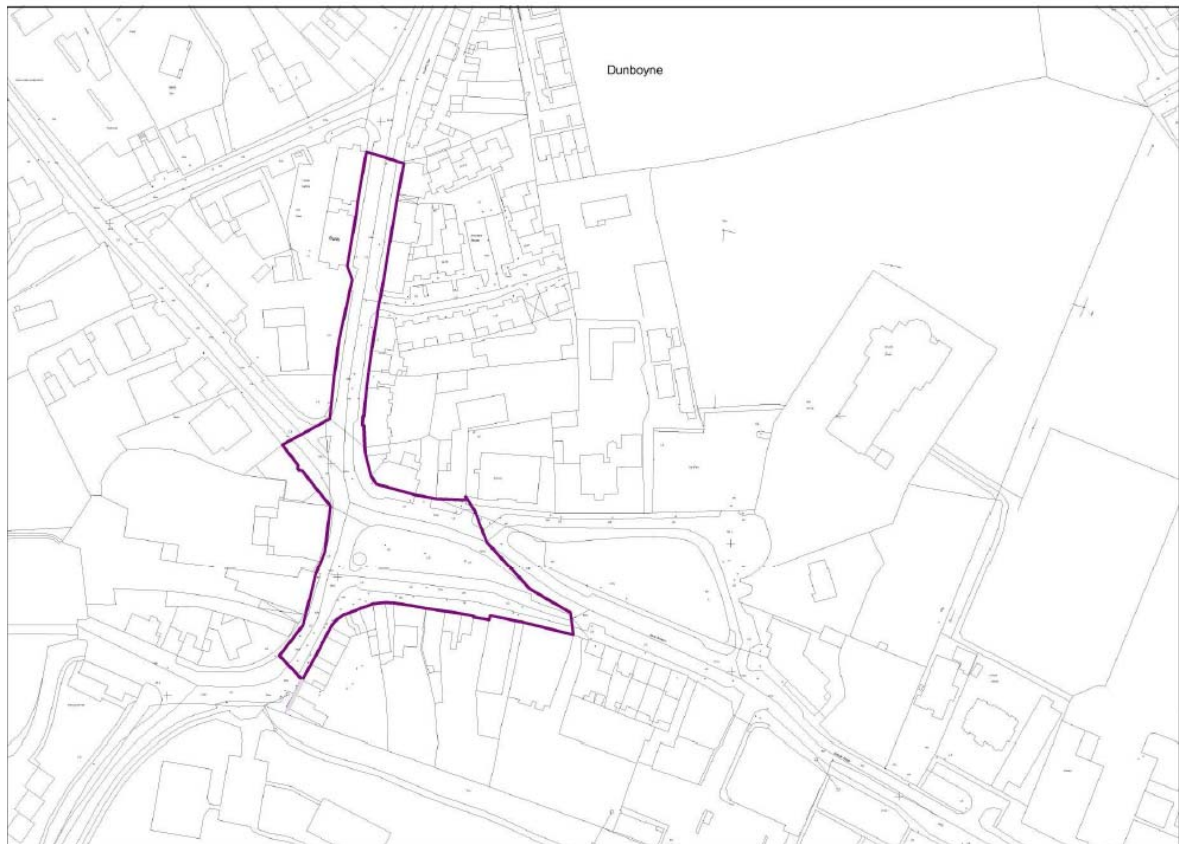


Figure 8: Core Retail Area of Dunboyne

(Source: Meath County Development Plan, Volume 2, Appendix 5 Retail Strategy)

The Local Area Plan defines the lands as shown in Figure 8 overleaf, the emerging preferred location for a Level 2 Centre as identified previously and lands zoned B1 in Clonee as the retail core of the Corridor.

Retail Warehousing

The Meath County Development Plan 2013-2019 notes that the County is well served in terms of retail warehouse parks, with vacancies being experienced in some locations. It states that consequently, a cautious approach will be taken regarding further such development over the period of the strategy and applications for bulky goods floorspace within the County will be considered on their merits, taking into account the DoECLG's 'Spatial Planning and National Roads Guidelines'.

4.2.4 Retail Policies

RET POL 1

Have regard to the Retail Planning Guidelines and the Meath County Retail Strategy when assessing proposals for new retail developments, in particular the overarching objective of protecting and promoting town and village centres as the main retail destinations. In this regard, the area zoned B1 in Dunboyne town centre is identified as the primary local shopping area in the Corridor.

RET POL 2

Ensure retail activity is provided commensurate with the position of Dunboyne as a level 3 Centre and that it does not undermine the ability of other centres in the County to respond to their respective positions in the hierarchy.

RET POL 3

Have regard to the following considerations in the assessment of applications for change of use from retail to other uses in the centres:

- The number and proximity of similar uses already operating in the immediate area
- The scale of the proposed outlet
- The quality of the shopfront design and associated signage

RET POL 4

Discourage uses that detract from the essential character of the centres, displace retail uses or displace uses that contribute to the vitality and viability of centres.

RET POL 5

To provide a local / neighbourhood centre of appropriate scale to serve the local retail catchment.

Retail Objectives**RET OBJ 1**

To prepare a unitary Framework Plan for the designated Level 2 Retail Centre at Pace which will address land use, transportation, connectivity, urban design, recreation and implementation issues. Delivery of the Level 2 Retail Centre shall be phased and co-ordinated in tandem with infrastructural provision across the Corridor Area. It shall be a grounding objective of this Framework Plan to encourage development in a sustainable, co-ordinated and efficient manner where such development is facilitated and accompanied by the required infrastructure and services.

The Framework Plan shall provide, inter alia:

- for retail floorspace and associated facilities to include some high density and other appropriate residential development commensurate with population growth over the time period of the County Development Plan having regard to the commitment in the Regional Planning Strategy for Dunboyne to grow from a Level 3 to a Level 2 Centre gradually over a 15 - 20 year timeframe;
- high end office based employment uses at levels commensurate with its location and proximate to a multi modal public transport interchange;
- a pedestrian and cycle route over the M3 Motorway to lands to the east subject to the agreement of the National Roads Authority.

The preparation of the Framework Plan shall have regard to and generally be consistent with the Integrated Framework Plan for Land Use and Transportation as required pursuant to in the Meath County Development Plan 2013-2019 and other policies and objectives of the County Development Plan, the Regional Planning Guidelines and the 2008 – 2016 GDA Retail Strategy.

Strategic Environmental Assessment and Appropriate Assessment of the IFPLUT shall be carried out.

4.3 Employment and Economic Development

4.3.1 Employment and Economic Development Strategy

The strategy with regard to economic development in the Corridor is to create, in as much as a Local Area Plan can, conditions to attract employment and employers to the area. The objective is to avoid a scenario where employment growth is not commensurate with population growth. In so doing, if the degree of commuting currently experienced from Corridor can be reversed, it will be re-energized as employment is increasingly provided locally and more money is retained in the local economy because of expenditure on goods and services.

The work undertaken to date in preparing the IFPLUT assessed the economic and employment requirements of the Corridor to 2034. The medium and long-term employment profile was based on a likely future job to population ratio of 0.3 with higher economic growth levels represented by a ratio of 0.4. The strategy emerging in the IFPLUT proposes a policy lead approach to defining the future economic and employment profile of the Corridor within the total job provision defined by the job to population ratio. The strategy emerging in the IFPLUT concludes that the lands zoned adequately provided for the quantum and mix of economic and employment uses required over the term of this Local Area Plan and to provide for appropriate headroom.

As articulated in the Meath County Development Plan 2013-2019, Meath County Council consider that there are unparalleled economic development opportunities adjacent to the M3 Parkway which would allow the development of a strategic employment cluster, possibly based on the Strategic Development Zone concept. Potential exists to develop a synergy between this area of Dunboyne and Maynooth Environs in relation to complementary Life Science campuses in partnership and collaboration with established third level institutions. Following the finalisation of the integrated land use and transportation approach to planning for this area, it is the intention of the Planning Authority to progress the consideration of a Strategic Development Zone for employment generating uses within the Dunboyne/Pace area to the Department of the Environment, Community & Local Government. It is an objective of Meath County Council to progress the relevant studies seeking to advance this Strategic Development Zone designation within a timely fashion following the completion of the integrated land use and transportation approach to planning for this area.

The Local Area Plan provides six main employment zones within the Corridor. Three locations are identified for higher density uses to accommodate predominantly office, retail and retail services. These uses are located adjacent high capacity transportation linkages and / or existing settlements reflecting the principles established by strategy emerging in the IFPLUT. The remaining three zones are identified for lower density employment uses such as industry, warehousing, logistics and distribution. These zones have been identified adjacent high capacity vehicular transportation links along the M3 and/or Western Distributor Road.

Dunboyne town, the emerging preferred location for the future Level 2 Centre Area and Clonee Village centre are the main areas providing for higher density employment uses. It is considered that approximately 5 hectares of lands zoned to accommodate high density employment uses are available at Dunboyne town and Clonee Village; in addition, the emerging preferred location for a Level 2 Centre will accommodate a significant proportion of employment in higher density town centre uses. These areas represent considerable potential for expansion of such uses.

Due to the location of the Corridor within a rapidly changing peri-urban area, industrial, warehousing and logistics will be important to the economy of the Corridor over the term of the Local Area Plan.

There is a range of existing industrial, warehousing and logistics development established adjacent the former N3 at Bracetown. These lands have been zoned with a combination of E2 '*Enterprise & Employment*' and E3 '*Warehousing & Distribution*' land use zoning objectives to reflect their current usage (21.1 hectares).

The 'E2' (Enterprise & Employment) lands at Dunboyne town are undergoing a degree of change with a number of vacant industrial and warehousing units and an increase in office units. Of the c.12 hectares zoned, approximately 2.5 hectares remain available for development. There is also a standalone recycling facility to the north-west. The E2 'Enterprise & Employment' zoning has been extended include the recycling facility (c.1.5 hectares) and to consolidate the zoning at this location (c.3.6 hectares).

Two larger greenfield areas are zoned for predominantly lower density employment; at Clonee and Piercetown. There is considerable potential for industrial and related development at the c.89 hectares land bank at Clonee which has been identified with a combination of E2 'Enterprise & Employment' and E3 'Warehousing & Distribution' land use zoning objectives. An application for development of c.30ha of these lands was refused permission by An Bord Pleanála in March 2009 (Reg. Ref. DA70730/PL17.231392). The second area zoned is at Piercetown amounting to c.48 hectares. A special objective has been designated at this site which is to limit the permitted uses to low density employment uses such as industry, warehousing, distribution and logistics but to include ancillary office space.

Within this context, the County Council welcomes the growth and development of most forms of employment at all scales. A key goal of the Council is to nurture home-grown enterprise to stimulate the local, regional and national economy. A perfect example of this in action is the Herbal Medicine Clinic at Edenmore, Dunboyne. The Clinic is operated by Sean Boylan and is a unique development which has made a significant contribution to the economy and reputation of the area. However, due to its location, the Clinic will be impacted upon by the construction and operation of the railway line. Accordingly, it is the policy of the Council to support and encourage the continued operation of the Clinic. In this context, it is considered that there are sufficient lands zoned in this LAP to accommodate the future employment requirements of the Corridor.

4.3.2 Prevention of Major Accidents

A number of industries in Ireland are affected by the EU Seveso II Directive (96/082/EEC). This Directive seeks to prevent major industrial accidents involving dangerous substances and to limit the consequences of accidents on people and the environment. In this LAP, the focus is to ensure that:

- proposals for new establishments at risk of causing major accidents;
- proposals for the expansion of existing establishments designated under the directive; and
- other developments proposed near to existing establishments,

are all taken into account the need to prevent major accidents involving hazardous substances and safeguard both the public and the environment.

There are three sites within the Damastown area within Fingal County Council adjacent to the Local Area Plan boundary, two of which are a notified upper tier Seveso sites, and one notified lower-tier Seveso Site. While these sites are located outside the development boundary of Local Area Plan, it is important to note that some restrictions apply to proposed land uses in the surrounding area of a designated Seveso site, as identified by the Health and Safety Authority. While each Seveso site incurs differing restrictions, generally, the closer a proposed development is located to a Seveso site, the more land use occupation and density restrictions will apply. The Health and Safety Authority have established generic 'consultation distances' for new development in proximity to a Seveso site. For each of the sites in the Damastown area, a consultation distance of 1,000 metres or 700 metres will apply. These consultation areas extend into the Local Area Plan Area in the Portan area.

Development Assessments Criteria

In the assessment of planning applications for new development involving hazardous substances, the Council will have regard to:

- the SEVESO Directive and Major Accident Regulations;
- HSA generic land-use planning advice;
- potential adverse impacts on public health and safety, and
- the need to maintain appropriate safe distance between residential areas, areas of public use and areas of particular natural sensitivity.

Please refer to Section 4.7 of Meath Council Development Plan 2013-2019 for policies that apply in relation to the prevention of Major Accidents (Control of Major Accident Hazards Involving Dangerous Substance) legislation; where modification of existing establishments are required and where new development is proposed within the vicinity of an existing establishment.

4.3.3 Employment Policies

In addition to the policies and objectives set out in the County Development Plan it is the policy of the County Council to: -

EMP POL 1

Strengthen the Corridor as a service and business centre and facilitate a range of small and medium sized enterprises.

EMP POL 2

Ensure the sufficient zoning of suitable land for the development of commercial and industrial development to match the growing population.

EMP POL 3

Ensure the continued support and promotion of existing industries.

EMP POL 4

Promote the location of high-density employment uses, such as offices, in locations within or close to the town centre and within 1km of railway stations and 400m of bus services.

EMP POL 5

Promote the orderly phasing of development to ensure essential infrastructure is in place to meet the needs of businesses and their employees.

EMP POL 6

To encourage the development of Live-Work units where appropriate.

EMP POL 7: Reducing the Risk of Major Industrial Accidents

To comply with the Seveso II Directive in reducing the risk and limiting the potential consequences of major industrial accidents.

EMP POL 8: Future Major Hazard Establishments

To maintain appropriate distances between future major accident hazard establishments and residential areas, areas of substantial public use and areas of particular natural sensitivity or interest.

EMP POL 9: Proposals for New Seveso Sites

To have regard to the advice of the Health and Safety Authority when proposals for new SEVESO sites are being considered

Employment Objectives**EMP OBJ 1**

Encourage predominantly lower density employment uses (industrial, warehousing, logistics and associated uses) on lands zoned for E2 'General Enterprise & Employment' Category 1 (Primary & Secondary Economic Centres) and E3 'Warehousing & Distribution' as provided for in Volume I of the Meath County Development Plan 2013-2019.

EMP OBJ 2

To ensure that lower density employment uses such as industry, warehousing, distribution and logistics, to include ancillary office space, are development at the 'Piercetown' lands as indicated on the land use zoning objectives map (Number 4). Any uses proposed shall have regard to and be consistent with the range of uses indicated as being appropriate to E2 'General Enterprise & Employment' Category 1 (Primary & Secondary Economic Centres) as provided for in Volume I of the County Development Plan.

EMP OBJ 3

It is a requirement of the Local Area Plan that the development of the lands at 'Piercetown' on the land use zoning objectives map (Number 4) will be subject to specific servicing arrangements where water infrastructure pipe sizes must be adequate to facilitate development of the lands, to the satisfaction of the County Council.

EMP OBJ 4

Require that in a transition zone between the residential lands and the employment lands to the north of Clonee (EMP OBJ 7 refers) is implemented as a usable linear park.

EMP OBJ 5

To support and encourage the continued operation of the Sean Boylan Herbal Medicine Clinic in Dunboyne.

EMP OBJ 6

To provide a single landmark building of significant architectural merit to replace the existing Herbal Medicine facilities in Dunboyne which could include the provision of integrated holistic medical care, research and educational facilities as part of the continued development of Dunboyne Herbs. The building shall be accommodated on lands outside the designated Flood Plain lands, identified on the land use zoning map (Number 2). Any application submitted with respect to the subject lands shall be accompanied by a suitably detailed Stage III Flood Risk Assessment and Management Plan as required pursuant to FR POL 1.

EMP OBJ 7

It is a requirement of the Local Area Plan that the development of the employment generating lands at Portan, Clonee identified on Map Number 3 will be subject to the provisions of a Framework Plan to be agreed with the Executive of the Planning Authority and specific servicing and access arrangements set out in the Movement Section of this Local Area Plan. Any uses proposed shall have regard to and be consistent with the range of uses indicated as being appropriate to E2 'General Enterprise & Employment' Category 1 (Primary & Secondary Economic Centres) and E3 'Warehousing & Distribution' as provided for in Volume I of the Meath County Development Plan 2013-2019.

EMP OBJ 8

To provide for strategic employment use, predominantly for high end office development, on lands adjacent to the emerging preferred location for future Level 2 Centre at Pace on a phased basis within the life of the County Development Plan identified on the land use zoning objectives map.

EMP OBJ 9

To provide a single landmark commercial building of significant architectural merit on lands at Pace identified on Map Number 4.

4.4 Education Provision

Dunboyne town serves the entire Dunboyne ED, with four primary schools, one post primary school and one third level institution.

Primary Level

In calculating the primary school going population, the Department of Education assumes that an average of 12% of a population will be of primary school going population. In the Dunboyne ED (2006/2007) there were 1,176 children of primary school going age, which is 13.5% of the population. In the 2007/2008 school year there were 1,279 children enrolled in the 4 primary schools; this indicates that the schools are catering for a catchment that extends beyond Dunboyne ED.

The breakdown of the current enrolment in each school is as follows:

- *Dunboyne Junior National School* - (infants - second class) –17 classes and an enrolment of 553 students (2012/2013). The school is almost at full capacity and could only accommodate a maximum increased intake of 1 or 2 pupils per class at present.
- *Dunboyne Senior National School* - (third class - sixth class) – 16 classes and an enrolment of 579 students (2012/2013). There is minimum spare capacity in some classes.
- *Gaelscoil Thulach na nÓg (Dún Búinne)* – Present enrolment of 223 students (2012/2013). The school has recently relocated to 'The Pond' area on Rooske Road.
- *St. Peters National School* – Present enrolment of 117 (2012/20013) students. It is currently at full capacity and cannot accept any additional pupils.

In total there is capacity for 1,472 places with all four schools reaching or having reached full

capacity.

Based on current demographic trends, the Department of Education has plans in place to accommodate 1,998 primary school child places in total. Dunboyne Junior School and Senior School are both to expand to 24-classrooms schools which will provide for 1,350 places. Gaelscoil Dunboyne is currently in temporary accommodation on Rooske Road, with plans in place for a permanent 16-classroom school on that site to accommodate 432 pupils. St. Peters National School is currently located on lands adjoining the Church of Ireland Church but requires a site for a new school; it is projected this will be at least an 8-classroom school. Based on existing and planned provision, the Department of Education is satisfied that there is capacity on the existing sites to approximately 2011 – 2013.

Post Primary Level

The Department currently assumes that 8.5% of the total population at any time is of Post-Primary school going age. There is one post-primary school in the Dunboyne, St. Peter's College, which has an enrolment of 1,460 students (2012/2013). The school has very limited spare capacity for additional students.

St. Peter's College is operating at or near full capacity. An extension to the school was officially opened in 2013 which caters for 1,000 pupils in total. A further extension to the school is also planned.

Third Level Provision

There is one third level educational facility in the Corridor, Dunboyne College of Further Education. It is provided for under the auspices of The Meath VEC and The Department of Education and Science. While the College operates from a building within the Dunboyne Industrial Estate, it shares some facilities with St. Peter's College. The College provides a range of courses and mainly serves demand from Dunboyne and Clonee but also from outside of the Local Area Plan area.

Future Provision

The population of the Local Area Plan area could grow to up to 15,304 people in the medium term, based on committed and allocated housing units in Dunboyne and Clonee. For the purpose of the Plan, the estimated future demand for Primary and Post-Primary places was calculated based on this figure and in the context of a number of key policy documents. These documents are:

- *The Provision of Schools in the Planning System 2008* (Department of Education and Science),
- *The Development Plan Guidelines for Planning Authorities 2007, Appendix F* (Department of Environment, Heritage and Local Government),
- *The Department of Education and Science School Calculations Formula 2008, Technical Guidance Documents 020, 022 & 025* Department of Education and Science

The Department of Education's 2008 information on existing provision in the Local Area Plan area and the Departments existing policy of 27 pupils per class was also considered.

Pending the Department of Education's detailed enrolment projections for the period beyond 2013, it is estimated that there will be demand for an additional 557 Primary and 300 Secondary level places.

To ensure that adequate provision is made for future population growth and to ensure a planned approach for educational facilities, the following sites will be reserved (Maps 2 and 3):

Primary Level:

Summerhill Road:

St. Peters National School is in urgent need of a site to build a school. The existing 'G1' lands to the south of Summerhill Road are of the appropriate size and location for the school and as such this site is designated for the St. Peters National School.

IAAP:

It should also be noted that lands within the IAAP are designated for the development of a primary school; however, the size of the school is not specified. 1.14 hectares is zoned at this location to provide for a 12 classroom primary school.

Secondary Level:

Due to the level of population growth envisaged at Dunboyne and its status in the settlement hierarchy for the county, it is considered prudent to reserve lands for a secondary school. Lands zoned G1 at Rooske Road are designated for a secondary school.

Third Level:

There is a high level of leakage of Third Level Students from County Meath and the Local Area Plan area to other educational centres, which is reflected in the absence of a Third Level Institute in the County, a broader strategy for Higher Education & Training Awards Council courses, certified courses in partnership with Third Level Institutions and Further Education and Training Awards. A coordinated strategy in this regard is required. Locally, the Dunboyne College of Further Education exhibits potential to grow and develop its existing services but a fundamental obstruction to this is the fragmented delivery of educational services and the lack of a single site or facility.

In this context, the Local Area Plan will designate lands to facilitate the development of post primary and post leaving cert facilities. Third Level Educational Facility' is accepted in principle on 'G1' zoned lands. Development at the portion of the 'G1' lands at Rooske Road outlined below should incorporate proposals for educational facilities (c.1.4 hectares) to be prepared in conjunction with Meath VEC & the Department of Education and Science.

4.4.1 Education Policies

Within the context of Section 5.7 of the County Development Plan it is the policy of the Local Area Plan to:

EDU POL 1

Ensure that the community is provided with adequate education facilities such that all residents have easy access to and choice in education by the zoning of adequate lands for community facilities.

EDU POL 2

Ensure that the education facilities are accessible by all modes of transport with safe and high quality pedestrian and cycle links from residential areas to these facilities.

EDU POL 3

Ensure a sharing of facilities, particularly recreational facilities between education providers and the wider community.

EDU POL 4

To facilitate the development of primary, post primary, third level, outreach, research, adult and further educational facilities to meet the needs of the county.

Education Objectives

EDU OBJ 1

Co-operate with the Department of Education and Skills to facilitate new primary and secondary school facilities throughout the Corridor.

EDU OBJ 2

Cooperate with the Department of Education and Skills to ensure educational facilities are designed to the highest standards including the provision of safe access and dropping off facilities for school traffic and the replacement of temporary buildings with permanent accommodation.

EDU OBJ 3

Zone additional lands for educational facilities Dunboyne to allow for population growth as required as set out in Map Number 2.

EDU OBJ 4

Cooperate with the Department of Education and Skills to facilitate the provision of safe access and drop-off facilities at all schools.

EDU OBJ 5

Cooperate with the Department of Education and Skills for and the replacement of temporary buildings with permanent accommodation.

EDU OBJ 6

To facilitate the development of post primary, post leaving cert and Third Level educational facilities at the 'G1' lands at Rooske Road in conjunction with the College and Louth and Meath Education and Training Board.

EDU OBJ 7

To facilitate the relocation of St Peter's National School to lands zoned 'G1' off the Summerhill Road as indicated on Map Number 2.

4.5 Community and Social Facilities

4.5.1 General Community Facilities

Community and social uses include educational facilities, religious institutions, emergency services, libraries, community facilities, government departments, health centres, hospitals, medical & related surgeries, crèches etc. These facilities are essential to the success of settlements and are central to place making. The Local Area Plan area is currently well served by a range of facilities, the majority of which are located within the settlements of Dunboyne and Clonee. However, in the face of rapid and large scale expansion such facilities and networks can come under pressure and as such must be provided for to cater for new populations. Due to the uniqueness of places, community and social facilities should be provided on foot of consultation community groups and representatives to meet local needs in a balanced and holistic manner.

Aside from educational facilities, there is a broad range of general community facilities within the Local Area Plan area. In Dunboyne there is a Catholic and a Protestant Church; the Old School Hall, the Parochial House, Garda Station, as well as a Library and REHAB Resource Centre. These services indicate a strong and relatively diverse community presence. However, additional facilities will be required to serve the envisaged population growth. These facilities and services will be provided in consultation with key services providers and community groups.

4.5.2 Amenity Open Space

Detailed Policies and Objectives relating to open space are set out in Section 7.

4.5.3 Recreation & Sports

The existing sporting and recreational facilities in Dunboyne include; St. Peters GAA Club; Dunboyne AFC Soccer Club; Dunboyne Athletic Club; Dunboyne Tennis Club; the 1st Meath (Dunboyne) Scout Group and a Health and Fitness Club housed at the Dunboyne Community Centre. There is a small tennis club and a Pitch and Putt course in Clonee. Dunboyne and Clonee offer an adequate provision of sport and recreation facilities for the current Local Area Plan area population; however, additional facilities are required. A larger population base will require the provision of not only more facilities but also larger and a more divergent range of sports clubs and facilities. Significant potential for the delivery of such facilities have been identified at the 'G1' lands at Rooske Road and also at the Cow Park which will go a long way to providing the requisite facilities. It is the policy of the Local Authority to:

RSS POL 1

Support the provision of sports and recreation facilities accessible to the entire community at the G1 lands at Rooske Road in conjunction with St. Peters GAA.

RSS POL 2

Support the provision of sports, cultural, recreational and possibly educational facilities accessible to the entire community at the 'Cowpark' lands at Station Road in conjunction with the Dunboyne Sports Trust. Any proposal to develop educational facilities or any other structure on these lands shall be accompanied by a site specific Strategic Flood Risk Assessment to include appropriate flood mitigation measures being put in place and meeting the Development Management Justification Test.

Recreation and Sports Objectives

RSS OBJ 1

To provide for the development of high quality children's playground facilities suitable for a range of ages.

4.5.4 Childcare Facilities

There are currently 13 commercial childcare facilities in the area located predominantly in the settlements of Dunboyne and Clonee. The Department of Environment, Community and Local Government Childcare Facilities Guidelines have established a minimum requirement of 1 childcare facility per 75 dwellings in new housing areas. This is particularly relevant as there is a large commuter population resident in the Local Area Plan area. Childcare facilities can be accommodated at a range of land use zonings. Development will be linked to the provision of childcare facilities with the above standards the minimum standard applied in the Local Area Plan area. It is the policy of the Local Area Plan to:

CCF POL 1

To facilitate the provision of childcare facilities and services to all sections of the community.

Childcare Objectives

CCF OBJ 1

Ensure that all new medium and large scale residential development provides for childcare facilities at the Department of Environment, Community and Local Government standards.

CCF OBJ 2

To require the provision of childcare facilities as part of significant residential, retail and employment planning applications as set out in the County Development Plan.

4.5.5 Medical Facilities

The HSE has established an optimum standard of 1 doctor per 2,000 population. Dunboyne has 5 doctors, which equates to 1 doctor per c.1,600 population and is therefore currently in excess of the optimum standard. In addition, there is one Medical Centre in Dunboyne and a second in Clonee. There is an existing development adjacent the Eurospar facility in Dunboyne town which has full planning permission for a Medical Centre. There is also a Nursing Home in Clonee. However, the growth in population within the study area will require an associated increase in medical facilities. Lands to accommodate medical facilities will be provided for in conjunction with the Health Service Executive. It is the policy of the Local Area Plan to:

HES POL 1

Co-operate with the Health Service Executive in the provision of primary and secondary care services in the town.

Health Objectives**HES OBJ 1**

Zone additional lands in the vicinity of the Health Centre to facilitate its expansion as required.

4.5.6 Emergency Services

The Garda Station is the main emergency service with a land use presence in the Corridor. There is no requirement to zone additional lands for this or other emergency service facilities but it is an objective of this Plan that the station remains in the town centre to provide a sense of security to the community and facilitates a rapid community response.

The requirements of emergency service providers such as security, ambulance and fire services should be carefully considered in all medium to large scale developments, particularly residential developments. It will be a requirement of the Planning Authority that residential schemes can demonstrate acceptable access for security, ambulance and fire services. It is the policy of the Local Area Plan to:

EMS POL 1

Co-operate with An Garda Síochána and all emergency service providers in the management of the built environment.

EMS POL 2

Require all planning applications to demonstrate a safe and acceptable level of access for all emergency service providers.

4.5.7 Burial Grounds

The existing burial grounds at Dunboyne, Loughsallgh and Rooske are at capacity and there is a need to provide for additional facilities. Lands to accommodate additional burial ground space was previously reserved at Rooske adjoining the existing cemetery however subsequent soil investigations have indicated that the site is unsuitable due to a high water table. Meath County Council is presently in the process of identifying a suitable site in the wider Dunboyne area to serve the needs of this corridor.

It is the policy of the Local Area Plan to:

BGR POL 1

To provide for needs of the Corridor with regard to burial facilities.

5.0 MOVEMENT

5.1 Movement Strategy

An essential element of the rationale for preparing a Local Area Plan for the combined areas of Dunboyne, Clonee and Pace is to integrate the strategic transportation infrastructure currently being constructed in the area with the local land use and transportation network. Movement in the Local Area Plan area is inextricably linked to land use where each is integral to the success of the other, and accordingly, issues of movement have a significant impact on how lands can be developed in the future.

The Dunboyne, Clonee, Pace Corridor has the potential to be transformed by Phase 1 of the Clonsilla to Navan Railway Line (Clonsilla to Pace), the M3 Motorway upgrade and the Dunboyne Western Distributor Road. The railway line incorporates stations at Dunboyne and the Pace Interchange, with the latter incorporating a Park & Ride facility designed to accommodate inter-regional commuters. The M3 Motorway is designed to serve inter-regional traffic and is fully integrated with the railway line in terms of physical and operational design. In the context of the provision of this transport infrastructure the focus of the Local Area Plan is on facilitating a clear shift to a more sustainable, public transport orientated movement strategy and the protection of strategic transportation infrastructure.

The Movement Strategy is guided by the following objectives:

- To promote sustainable transport choice through an integrated approach to land use and transport development;
- To promote development within the Corridor in a way which protects investment in strategic transport infrastructure;
- To utilise all existing and planned transport infrastructure (including road and rail) in a suitable and appropriate manner;
- To develop safe walking and cycling routes to key destinations (e.g. rail stations, town centre, schools etc.) within the Corridor;
- To manage HGV movements in the centre of Dunboyne;
- To facilitate the safe and efficient use of existing local, regional and national road infrastructure.

Establishing a robust strategy will help to improve the choices the population has in terms of mode of transport and accessibility. It is informed by the short to medium term transportation strategy set out in the emerging IFPLUT. It is the policy of the Local Area Plan:

MOV POL 1

To require construction and operational phase Mobility Management Plans when determined necessary by the Planning Authority for development proposals to encourage walking, cycling and public transport usage.

5.2 Public Transport

Bus Services

The existing bus services set out in Section 2.5.1 are provided by Bus Éireann (inter-regional) and Dublin Bus (Metropolitan Area) as well as by a range of private companies. The opening of the railway line will facilitate the improved efficiency of bus services in the area in coordination with the railway line. The Pace Park & Ride facility (M3 Parkway) will be the largest in Ireland and the bus lanes incorporated into the proposed M3 are also a first in Ireland. Accordingly, Bus Éireann plans to serve the Pace Interchange and avail of the Interchange, Park & Ride (M3 Parkway) and M3 bus lanes to improve the efficiency of its service while accommodating demand from Dunboyne via the rail service. Dublin Bus will continue to serve Dunboyne and Clonee and will coordinate its services with Bus Éireann through the railway line, negating the need for a bus service between Dunboyne and Pace. Dublin Bus is currently reviewing its network; however, no alteration to the existing service is planned. It is the policy of the Local Area Plan:

MOV POL 2

To facilitate the coordination of bus and rail services within the Corridor.

There are also existing micro-level issues which need to be addressed. One particular issue is the design of the proposed bus stops at the Pace Interchange; due to rapid advances in the quality of the Bus Éireann fleet, there is a need to upgrade these stops from existing hard-stands to high-sided wheelchair access compatible stops. It is the policy of the Local Area Plan:

MOV POL 3

To facilitate the introduction of more appropriate bus stands throughout the Corridor in conjunction with Bus Éireann and Dublin Bus as required.

Rail Services

Phase 1 of the Clonsilla to Navan Railway Line, Clonsilla to Pace opened in 2010. The service operates from Pace Interchange to Dublin city centre with stations at Pace (including a Park and Ride facility), Dunboyne and Clonsilla. In conjunction with the policies and objectives set out in Chapter 6 of the County Development Plan, it is the policy of the Local Area Plan:

MOV POL 4

To facilitate and protect the operation of the railway in conjunction with Irish Rail - Iarnród Éireann / NTA. To protect the Pace–Navan extension of the railway corridor from inappropriate development where all planning applications lodged within the route reservation corridor or which may impact on the future railway will be referred to Irish Rail - Iarnród Éireann / NTA for comment.

MOV POL 5

To protect Park & Rides for non-local, interregional commuter traffic particularly in reference to the Framework Plan adjacent the Pace Interchange.

MOV POL 6

To facilitate the development of Park & Rides as set out in the Railway Order NA0001 at Dunboyne Station & Pace Interchange.

MOV POL 7

To maximize the integration of all transport modes with rail services, particularly residential, retail and high density employment uses.

5.3 Road and Vehicular Transportation

The main elements of the existing road network are set out in Section 2.5.3. The most significant extensions to the network are the M3 Motorway upgrade and the Dunboyne Western Distributor Road. The M3 upgrade has been designed to integrate closely with public transport via the Pace Interchange but is primarily designed to serve interregional road traffic. Accordingly, the local and regional road network is essential to serve local traffic and help maintain the efficient operation of strategic road infrastructure and the implementation of the Movement Strategy.

A number of issues with the operation of the existing road network have been identified, which will be dealt with in a coordinated manner through the Local Area Plan. Within the context of the policies and objectives contained in Section 6.10 of the County Development Plan, it is the policy of the Local Area Plan:

MOV POL 8

To facilitate the development of the Dunboyne Eastern Distributor Road in conjunction with the development of the A2 (New Residential) zoned lands to the east and south of the railway line in Dunboyne, to include arrangements for the delivery of a rail overpass at the south and north these lands.

MOV POL 9

To facilitate the provision of a road linkage from the Dunshaughlin Road (R157) to the Dunboyne Western Distributor Road in conjunction with or separate from the development of the E2 (General Employment and Enterprise) lands at his location.

MOV POL 10

To upgrade the junction of the R149/Linnetsfield junction, R149/Stirling Road and Stirling Road/ Rooske Road junctions to roundabout junctions.

MOV POL 11

To implement traffic management measures in all settlements within the Corridor to ameliorate congestion, traffic noise and emissions particularly in relation to HGV's. This will include response to the requirements of S.I. No. 140 Environmental Noise Regulations 2006; proposals within the zone of influence of existing/planned national roads where the proximity of the proposal to the national road would result in the breach of the National Road Authority's (NRA) design goal for sensitive receptors exposed to road traffic noise. The cost of implementing and provision of mitigation measures shall be borne by the proposing developer. This Policy will also include exploration by the Local Authority of closing the entrance and exit to Dunboyne Business Park from the Dunshaughlin Road (R157) on delivery of the link road from Dunboyne Business Park to the Summerhill Road.

MOV POL 12

To assess the requirement for, and provide as needed, the upgrade and signalization of the R149 and R 156 junction at Clonee.

MOV POL 13

To provide for the improvement of the railway bridge on the R156, to include measures for pedestrian and vehicular safety.

MOV POL 14

To upgrade, improve and re-align R156-228 Sarney-Dunboyne and the R156-260 Boylan's Bridge-Loughsallagh.

MOV POL 15

To prepare a safety audit of Rooske Road with particular emphasis on school and pedestrian safety and to implement any findings within the terms of the Local Area Plan in conjunction with development proposed at the G1 lands at Rooske Road.

It is anticipated that private developers will provide the necessary roads, pavements, cycleways and other transportation infrastructure required to develop particular areas. The standards must meet those set by the Local Authority for such works.

Funding of Clonee / Castaheany Junction Upgrade

All of the above proposals (excluding works to N3 mainline) are dependent upon appropriate statutory approvals being obtained and funding being available. Where private sector development proposals are predicated upon or require the acceleration of implementation of these proposals, to the extent appropriate, the particular development concerned shall be required to provide funding or part funding for such implementation. This funding, required in accordance with Section 48 (2) (c) of the Planning & Development Acts 2000-2014 would not be included in and considered for off sets against the standard development contributions which are required pursuant to the County Meath Development Contributions Scheme 2010 or as may be subsequently reviewed / amended and will not be considered in the context of a separate section 49 Contribution Scheme for the corridor.

5.4 Pedestrian Facilities

Walking and cycling are recognized as the most sustainable modes of transport available in terms of environmental impact, personal health and equity. An essential element of a well integrated movement strategy is to provide for the safe and efficient movement of pedestrians and cyclists. Well planned environments should encourage and enable walking and cycling as the primary mode of transport for shorter journeys (<1 kilometre) by integrating land uses via appropriate linkages. However, the difficulty in retro-fitting pedestrian and particularly cycling facilities safely and efficiently to older urban environments must be recognized. Within the context of the policies and objectives contained in Section 6.9 of the County Development Plan, it is the policy of the Local Area Plan:

MOV POL 16

To prepare a road safety audit of the R156 from the railway bridge to the Eurospar with particular emphasis on improving traffic management and school safety and to implement the findings within the term of the LAP in conjunction with development proposed at the G1 lands adjacent the R156.

MOV POL 17

To facilitate the development and maintenance of all overpasses, underpasses and routes as set out in the Railway Order NA0001 and Motorway Order ER2014.

MOV POL 18

To ensure the maintenance of all overpasses and flood works arising from the River Tolka Flooding Study 2003.

MOV POL 19

The Planning Authority will require Transport & Traffic Assessments and Road Safety Audits to accompany proposals for significant development, as determined by the Planning Authority. Such assessments will assess proposals in association with their cumulative impact alongside other relevant existing or extant developments on the road network.

MOV POL 20

To facilitate the provision of a pedestrian crossing alongside the railway bridge at the R156 to facilitate pedestrian access from the west of the railway line to Dunboyne Station.

MOV POL 21

To assess the requirement for and facilitate the development of footpaths along the R149 between Clonee and Ongar.

MOV POL 22

To assess the requirement for and provide as needed the upgrade and signalization of the R149 - R156 junction at Clonee.

MOV POL 23

To facilitate improved pedestrian and cycle infrastructure along the R156 Loughsallagh Road in the context of Motorway Order ER2014 (Condition 4II(b)).

MOV POL 24

To facilitate improved pedestrian and cycle infrastructure between Pace Interchange /Woodpark Road to Blackbull Roundabout in the context of Motorway Order ER2014 (Condition 4I(b)).

MOV POL 25

To facilitate the development of a riverside walk / amenity area through coordination of individual development proposals in Clonee as illustrated on Map Number 3.

MOV POL 26

To explore the requirement for providing pedestrian and/or cycle access to the proposed station at Pace from the Bennettstown area. This policy will be pursued in the context of Condition 12 of the Rail Order NA0001.

MOV POL 27

To continue footpath, pavement and cycle lane improvements in and about Dunboyne and Clonee as required to aid both pedestrian and cyclist safety.

MOV POL 28

To provide for the phased implementation of the walking/cycling paths and accesses over the railway line as set out in Map Numbers 2 - 4 and to require community and/or private sector involvement in these works.

MOV POL 29

To widen and improve the bridge over the Tolka tributary at the R157 on the Maynooth Road near Dunboyne Castle and adjacent to the town park to enhance pedestrian safety.

MOV POL 30

To facilitate an extension of a public walkway / footpath on the western side of the Rooske Road between the existing footpath at the Gaelscoil and the Athletic Club/GAA lands in conjunction with development at the G1 lands to the west. The possibility of accommodating this objective as an amenity walk within the F1 lands to the west of Rooske Road will be explored.

MOV POL 31

Provide a pedestrian & cycle route over the M3 and railway line linking lands to the east and west of the Pace Interchange subject to the agreement of the National Roads Authority.

MOV POL 32

Provide a pedestrian route over the M3 linking lands to the north and south at Clonee subject to the agreement of the National Roads Authority.

MOV POL 33

To implement the transportation policies and objectives set out in the Integrated Action Area Plan for Lands East of the Railway Line, Dunboyne as determined by the Local Authority

in conjunction with development of these lands. In particular the phased implementation of the 5 no. pedestrian connections over the railway line will be pursued having regard in each instance to the protection of the amenity of existing residents in the vicinity of these connections. The pedestrian connection shown between the lands east and west of the railway line at Cell 5 will be pursued in the context of Condition 13 of the Rail Order NA0001.

MOV POL 34

To review public and on-street parking in Dunboyne and Clonee and to implement alterations to the parking strategy on foot of the findings.

MOV POL 35

To ensure the provision of adequate off-street parking at the rear of the main street in line with the consideration of individual development proposals.

Regarding new residential development, permeability and the development of safe environments for pedestrians must be exhibited to have been a core consideration in the design and layout of proposals. Movement by pedestrians and cyclists should be easy, direct, attractive, and safe and follow perceived desire-lines as much as possible. The County Council recognises that the character of new roads within the Local Area Plan area is important so that they encourage pedestrian and cycle transport. The County Council will also promote pedestrian priority within the secondary streets of the new residential estates. The implementation of the 'home zone' principles within new residential developments shall be encouraged.

5.5 Vehicular and Cycle Parking

The County Development Plan sets out the appropriate standards applicable to the various use categories and these will be followed in general terms for development within the Local Area Plan area.

In relation to existing vehicular public parking there are a number of issues such as illegal parking which need to be addressed. High quality surface finishes, landscaping and porous surfaces which comply with SuDS will be required for all car parking so as to reduce the visual and ecological impact arising from surface car parking. It is the policy of the Local Area Plan:

MOV POL 36

To review public and on-street parking in Dunboyne and Clonee and to implement alterations to the parking strategy on foot of the findings.

MOV POL 37

To ensure the provision of adequate off-street parking at the rear of the main street in line with the consideration of individual development proposals.

Regarding bicycle parking, the County Development Plan sets out the appropriate standards for the various land-use categories and these will be followed for the uses within the Local Area Plan area. It is the policy of the Local Area Plan:

MOV POL 38

To require bicycle parking to be provided in conjunction with development of bus stops, within the large-scale retail developments, and employment zones.

5.6 Employment Zones

While development that is predominantly employment based has significant potential for the generation of trips, the level of trip generation, distances travelled, routes required as well as mode of travel varies and has considerable implications for the integration of transport and land use. Recognising the variety of transportation modes required to serve employment zones and the dynamic nature of the economic and employment profile of the Corridor is a tenet of the emerging strategy contained in the IFPLUT. So too is the need to coordinate the envisaged level and character of employment with the appropriate mode of transport.

The main employment zones within the Corridor are in the centres of Dunboyne and Clonee, the emerging preferred location for the future Level 2 Centre, Clonee, the 'E2' lands north of Dunboyne, 'E2/E3' lands at Piercetown and the 'E2/E3' lands to the north of Clonee. The emerging strategy contained in the draft IFPLUT seeks to locate higher density employment zones (retail, office, services) in close proximity to railway stations (<1 kilometre) and existing bus services (<500 metres). The rationale behind this element of the strategy is to facilitate the use of public transport by those working in industries that do not require vehicular travel as part of the daily routine.

The strategy also sought to limit higher density employment development outside of these zones and to locate medium and lower density uses such as industry, warehousing, logistics and distribution in close proximity to the high capacity road network. The 'E2/E3' lands north of Clonee and 'E2' lands at Piercetown have direct access to the M3, while the 'E2' lands north of Dunboyne have easy access to the Dunboyne Western Distributor Road.

Based on this strategy it is the policy of the Local Area Plan:

MOV POL 39

To encourage the development of higher density employment uses such as office, retail and services within 1 kilometre of railway stations, 500 metres of bus stops and within existing and proposed town or village centres.

MOV POL 40

To encourage the development of lower density employment uses such as industrial, warehousing, logistics and distribution in close proximity to high capacity road networks.

The proposed land use policies largely follow the emerging strategy contained in the draft IFPLUT. However, the potential for a large quantum of office development at the Clonee 'E2/E3' lands needs to be monitored to ensure success of the strategy. As such, it will be the policy of the Local Authority:

MOV POL 41

To require mobility management plans for all predominantly employment based development which must exhibit how a minimum of 50% of those employed and based at the location for the most part of each day are facilitated in commuting to the site by public transport modes. This will be a requirement by condition of all predominantly employment based proposals.

Movement Objectives

MOV OBJ 1

To implement the Strategy for National Road Improvements along the N3 from the tie in point of the M50 junction as upgraded to Littlepace Junction as agreed between Meath County Council, Fingal County Council and the National Roads Authority.

MOV OBJ 2

To implement, in consultation with the National Roads Authority, the upgrade of the Clonee/Castaheany junction, as follows:

- Two new slips constructed at the Clonee Bridge to allow traffic merge onto the N3 eastbound and to allow N3 westbound traffic to exit at Clonee;
- Roundabouts at the junction to be enlarged as appropriate;
- Provision of a second bridge beside the existing Clonee bridge to accommodate a dual carriageway link between the junction roundabouts;
- These improvement works should be designed so as to allow Clonee Bridge be a potential location for their connection of the N2-N3 Link Road to the N3 and to allow the Link Road to continue on to the N4 corridor;
- These improvement works should be designed so as to allow Castaheany Bridge to revert back to two ways.

Please refer to Map Number 3.

MOV OBJ 3

The Local Roads Layout for the employment generating lands at Portan to the north east of the Clonee Bridge shall generally adhere to the layout shown on Map Number 3 (Clonee), which roads layout has been agreed with the National Roads Authority and Fingal County Council. The Local Roads Layout shall make provision for connectivity between the subject lands and the adjoining industrially zoned lands at Damastown in the administrative area of Fingal County Council.

MOV OBJ 4

The Local Authority shall co-operate with Fingal County Council to achieve road connections between the employment generating lands at Portan, Clonee and the adjoining industrial development at Damastown. The development of the employment generating lands at Portan, Clonee shall ensure that the provision of such connectivity (or the reservation of lands to provide such connections) as part of their development proposals for the subject lands. Meath County Council is committed to use the statutory powers conferred under Section 212 of the Planning and Development Acts 2000-2014 to provide such connections within the administrative area of Meath County Council.

6.0 OVERALL DESIGN

6.1 Urban Design

Urban design is concerned with the creation of attractive places with a distinct identity. It is derived from related matters such as planning and transportation policy, architectural design, development economics, landscape and engineering.

In order to support the aims and objectives of the Local Area Plan, and contribute to sustainability as set out in National policy documents, urban form must contribute to the reduction of the number of miles travelled per person per day between workplace, home, school, shops and leisure activities. Residential layouts should encourage and facilitate the use of public transport, walking and cycling. Development proposals must aim to improve interconnectivity and links between different areas. Therefore, residential layouts shall retain and create a good level of permeability and create safe and attractive pedestrian linkages.

The integration of planning and transport as provided for under this Local Area Plan seeks to break down unnecessary barriers to movement.

Many activities of daily living should occur within walking distance, allowing independence to those who do not drive including the elderly, children and teenagers. New developments should be designed to encourage walking, cycling and public transport usage, and reduce the frequency and length of car trips, and hence promote energy conservation.

In recent years, the Department of the Environment has produced a number of detailed guidance documents on creating sustainable, pleasant, coherent residential developments. It is not intended to repeat the text of these here; suffice to say, developers should refer to the following documents for detailed design guidance on layout, orientation, integration with existing surroundings and buildings, creation of quality open spaces and safe roads:

- *Guidelines Sustainable Residential Development in Urban Areas, 2009*, and its companion on detailed design
- *Urban Design Manual a Best Practice Guide, 2009*
- *Quality Housing for Sustainable Communities, 2007*
- *Sustainable Urban Housing; Design Standards for New Apartments. September 2007*

The quantitative standards in these documents are not targets, but minimum standards; the standards must be met, and should be exceeded, in new developments in the Local Area Plan area. The qualitative standards must also be adhered to, with carefully designed developments.

6.2 Rural Design

The County Development Plan's policies on rural housing continue to apply in the rural hinterland areas of the Local Area Plan. It is the policy of the Local Area Plan:

DES POL 1

Actively promote innovation and design excellence in the preparation of development proposals

DES POL 2

Encourage the use of local and sustainable building materials which reflect local tradition and craftsmanship

DES POL 3

Require that all development proposals be accompanied by the submission of a comprehensive landscaping plan prepared by a qualified person

6.3 Development Management and Design Policies within Dunboyne and Clonee

It is a requirement that the architectural design of buildings on the main streets of Dunboyne and Clonee should be of the highest quality. Matters such as layout, building line, height and mass, detailing, location and size of open space and landscaping will be examined in the context of the design emphasis required in different areas. It is the policy of the Local Area Plan:

DES POL 4

To have due regard to the findings and recommendations of the Statement of Character of Dunboyne Architectural Conservation Area in the consideration of development proposals within the Area, including, *inter alia*, the recommendations on the protection of the fabric of buildings, removal of excessive signage and overhead cables, protection of street furniture, and management of new developments.

DES POL 5

To enhance the character of the Main Street of Clonee by encouraging fenestration appropriate to each building, to the front elevations of buildings on Main Street.

DES POL 6

To enhance the character of the Main Street of Clonee by establishing a strong building line along the main street. Any proposed development fronting onto it should complement the existing character and contribute to Clonee's sense of place by its height, scale, and design. All proposed developments should be of architectural merit appropriate to the public face of Clonee.

DES POL 7

To facilitate and encourage infill development in Clonee in the interests of creating a compact sustainable settlement.

DES POL 8

Proposals for developments of a candid contemporary design, rather than pastiche designs, will be encouraged in Clonee.

DES POL 9

To encourage the removal of existing visually obtrusive unattractive signage in Clonee, or their replacement with more appropriate signs which do not contribute to visual clutter.

DES POL 10

To encourage and facilitate the removal of visually obtrusive overhead cables and redundant poles and wires in Clonee.

7.0 DEVELOPMENT OF AMENITIES

7.1 Public Open Space

Due to the traditional low density of development in the Local Area Plan area, with houses set in their own lands or having front and back gardens, there has been little perceived demand for public open space. However, with higher density development necessary to facilitate population growth in compact settlements, additional communal open space must be provided.

7.1.1 Public Open Space in Dunboyne

There are a number of sporting facilities in Dunboyne, including the GAA club, Soccer club, Athletic Club and Tennis Club. The provision of a playground and skate park to the north of Dunboyne Castle Hotel is a welcome development.

Existing facilities will be expanded and improved upon by the creation of linkages between existing public open spaces, as detailed in Section 5 - Movement. There are already a number of attractive walking routes in Dunboyne, which provide linear open space for walking or jogging.

7.1.2 Public Open Space in Clonee

In Clonee, notwithstanding a sizeable quantum of land zoned F1 (Open Space), there is a lack of publicly accessible open space. The tennis and pitch and putt clubs provide an amenity to the community but are privately controlled and the majority of the F1 zoned lands to the north of the Village are in private agricultural use, and have been zoned to serve as a visual amenity and buffer to residentially zoned lands rather than as a community resource.

Clonee lacks linear open space for running or walking and passive open space for sitting out. Due to the heavily trafficked roads, attractive walking routes are minimal. Clonee has been identified as a settlement lacking in playground provision in the Meath Play Policy 2008- 2012. There is potential to provide amenities such as these as part of future developments, either to the unzoned lands to the west of the town, or to the F1 (Open Space) zoned lands to the north of Main Street.

7.2 River Amenity Areas

Both Clonee and Dunboyne have the opportunity to capitalise on the proximity of local rivers as amenity areas, providing the following benefits:

- Increasing support for biodiversity,
- Increasing connectivity, pedestrian access and permeability, and
- Providing a recreational amenity.

In Dunboyne, the existing specific objective to create a pedestrian walkway has yielded a length of linear park to the south of the River Tolka, to the northern edge of the Woodview and Beechdale estates. The 8-acre plot of land owned by the County Council also provides a walkable section, which currently ends at the boundary of the privately owned lands of the Dunboyne Castle Hotel. The amenity provided by these walkways would benefit from the provision of a cycle path, and pedestrian/cyclist priority crossing at Rooske Road. The section to the west of the town park is not easily accessible to the public and the incline on the north bank makes it unsuitable for walking. However, the wooded area to the west of Rooske Road presents a valuable amenity, is well used, and has potential to link up with the Riparian walk, notwithstanding the barrier created by the road itself. Examining this proposal in further depth is a policy of the Local Area Plan, detailed in Section 5 – Movement.

In Clonee, it is anticipated that the current objective to create a pedestrian access along the riverbank at the backlands of the main street will be carried out during the lifetime of this Local Area Plan in conjunction with the development of those lands.

7.3 Open Space Required

Where residential accommodation is to be provided on Greenfield sites, the County Plan requires the provision of open space at a minimum of 15% of the total site area.

The County Development Plan also specifies additional open space to be provided at a minimum of 3.2 hectares per 1,000 population. This is to include (for each 1,000 people):

- 0.4 hectares of Children's Play Area
- 1.2 hectares of Urban Parks/General Amenity Space
- 1.6 hectares of Playing Fields

The population in the urban area of the LAP area could growth to 15,304 based on committed and allocated housing units in Dunboyne and Clonee. This would generate a requirement for 49 hectares of open space (including existing open space) as follows:

- 6.1 hectares of children's play area,
- 18.4 hectares of urban parks/general amenity space,
- 24.5 hectares of playing fields.

Open space will be created via open space requirements within new residential development. The lands indicated for Phase I release in Dunboyne and Clonee will require approximately 5 hectares of open space.

7.4 Open Space Strategy, Including Pedestrian and Cycle Linkages

Maps 2 and 3 outline the spatial layout of the proposed open space and recreation areas strategy. The strategy for the provision for new open space outlines two types of parks namely; neighbourhood parks / formal recreational opportunities and pocket parks / informal active / passive recreation space. These spaces are connected via pedestrian links and green thoroughfares where possible. This interconnected hierarchy gives purpose to each space and enables the use of the open space system to be maximised.

The location of the open space is primarily driven by walking distances to surrounding residential areas. This system also provides clear direction for development of new parks and potential upgrades to existing parks. New larger parks should be located within undeveloped areas. This will enable the latest in good urban design practice to be applied to location and design of the spaces to improve, accessibility, safety, usability, play provision and quality in general.

Mapping of pedestrian and cycle connections provides a further layer of information to guide future development and addresses existing limitations in pedestrian and cycle access.

Sustainable transport, practical access around the town and opportunities for active recreation and social interaction are all maximised by the pedestrian and cycle way network. The pedestrian links will enable a number of potential 'town loops' to be established to encourage easy access to all of the parks and opportunities for active recreation for various users groups. Cycle links will ensure good access to the future railway station site, reducing car dependency within the town. The strategy provides clear guidance to stakeholders with regard to where open space is required within new development and what the purpose of this space will be.

It is the policy of the Local Area Plan:

REC POL 4

To promote and facilitate the development of cycling and walking facilities in and around Dunboyne through implementation of the primary pedestrian and cycleway routes indicated on Map Number 2. This will occur through both new development and upgrades to existing road corridors.

REC POL 5

To provide children's playground in Clonee.

REC POL 6

To review the provision of play equipment provided in Dunboyne Park during the lifetime of this plan, to ensure adequate provision for children of all ages, and to consider the possibility of providing a FitZone for adults in Dunboyne Park.

7.5 Natural Heritage

Much of the Local Area Plan area is rural and in agricultural use; the Development Plan contains goals, policies and objectives to provide strong protection for the natural heritage of the county, and it is not intended to repeat these here. This area has been particularly vulnerable to flooding in the past, and has recently been found to have substandard surface water quality. Special provisions to address these issues are appropriate. While there are no special designations such as NHA's or cSAC's within the area, the protection of the natural heritage is nonetheless a goal of the County Development Plan, and this is reflected in the policies adopted below.

7.5.1 Water Attenuation

The attenuation of flood water is of considerable importance in the Local Area Plan area, to mitigate the effects of the run-off from hard standing and impermeable surfaces in the event of heavy rainfall. Subsequent to the extensive flooding which occurred in 2000 and 2002, substantial flooding alleviation measures were put in place, in line with the *River Tolka Flood Study 2003*. However, due to the likelihood of flood magnitude and frequency increasing due to fluctuating weather events, attenuation measures should be introduced as a precautionary principle in developments of all sizes in the areas most likely to contribute to flooding in the Local Area Plan area.

The use of permeable and porous surfaces which comply with SuDS and the use of French drains are to be encouraged as necessary. The flood plain is a valuable natural resource in the management of floodwaters and the protection of property and productive lands on higher ground; the Council will at all times protect this as the primary role of the floodplain in the Local Area Plan area.

7.5.2 Green Belt

The Green Belt designation which was in place between Dunboyne and the floodplain has been extended in this Local Area Plan. The purpose of the Green Belt is to protect the established floodplain from inappropriate development and to prevent the physical and visual coalescence of Dunboyne and Clonee.

Only proposals for development appropriate to Green Belts will be entertained with all proposals to be considered on their merits in the context of the relevant Zoning Matrix. It is the policy of the Local Area Plan to:

It is the policy of the Local Area Plan:

GB POL 1

To preserve Green Belt areas for appropriate development.

7.5.3 Structural Planting

Dunboyne contains many deciduous trees as a result of eighteenth and nineteenth century landscaping, which contribute to its particular character and sense of place. It is an objective of the Local Area Plan to protect these trees as indicated on Map Number 2.

It is the policy of the Local Area Plan:

LAN POL 1

To protect existing ecological corridors including rivers, streams, hedgerows, trees, wooded areas, scrub and traditional stone walls. All proposals for development shall be required to identify all ecological corridors, assess the impact of the proposal on these and set out detailed mitigation measures to offset any negative impact.

LAN POL 2

Mature trees and hedgerows will be preserved and protected in recognition of the contribution mature trees make to the landscape and character of an area in addition to their value as wildlife corridors. Open space and walkways will incorporate, where possible and appropriate, existing mature trees and hedgerows and contain new planting to strengthen potential habitat links.

LAN POL 3

Native species (preferably of native genetic stock) will be used for preference in planting schemes in existing and new parks and in open space areas.

LAN POL 4

To conserve and protect the natural habitats and water quality in the River systems within the LAP area, in accordance with the tenets set out in the Eastern River Basin District Draft River Basin Management Plan 2009-2015.

LAN POL 5

To preserve and protect mature trees in and around Dunboyne as indicated on Map Number 2.

LAN POL 6

To develop the new primary pedestrian walkway connections as mapped in Dunboyne and Clonee as 'green corridors'. These pedestrian routes will not simply provide a footpath. Provision for connection through areas of hard standing, out to the Green Belt zone, will promote biodiversity, access and high visual amenity as green 'wedges' maintaining a strong visual and physical connection from the rural landscape into the town. The walkways network will create and strengthen habitat links throughout the town and in open space areas.

7.6 Archaeology and Built Heritage

The objectives and policies listed here are in addition to those of the Development Plan, which already provides considerable protection to the rich cultural and natural heritage of the Local Area Plan area.

The relevant extract of the Record of Protected Structures (RPS) is attached as Appendix 6; however, there are a number of structures in the Local Area Plan area which do not feature on the RPS that make a positive contribution to the local heritage of the area, including several buildings within the Architectural Conservation Area of Dunboyne. The County

Development Plan contains policies for the protection of heritage structures, whether on the RPS or not. It is a policy of the County Development Plan to continually update the RPS; therefore the omission of a structure from the Record of Protected Structures should not be interpreted as a lack of merit of the structure.

It is the policy of the Local Area Plan:

HER POL 1

To preserve and protect the area of archaeological interest indicated on Map Number 2 and to refer all proposals involving subsurface excavation within the area to the Department of Arts, Heritage and the Gaeltacht and the appropriate prescribed authorities as set out in the Planning and Development Regulations 2001-2013, whose observations will be taken into consideration in the determination of such proposals.

HER POL 2

To require that any new mixed use development conforms to the naming policy for residential developments set out in the County Development Plan.

HER POL 3

To ensure the continuing protection of the structures listed on the Record of Protected Structures, including their curtilages and boundary treatments. As the continued use of protected structures is one of the most efficient ways to safeguard their future, proposals for changes of use to protected structures will be considered on their merits.

HER POL 4

To have due regard to the visual amenity provided within and around the village of Dunboyne by the views and vistas detailed in the Statement of Character of Dunboyne Architectural Conservation Area, in the consideration of development proposals both within and outside the ACA.

8.0 INFRASTRUCTURE

8.1 Introduction

The suitable provision of a full range of infrastructural services, including transport, water, waste water, telecommunications, waste disposal and energy is critical to support the continuing development of Dunboyne/Clonee/Pace and to ensure its growth in accordance with the county settlement hierarchy happens in tandem with the required infrastructure and in accordance with principles of sustainable development and making it an attractive place in which to live, do business and recreate. The policies and objectives of this Local Area Plan are all based on the premise that development and infrastructure happen in parallel. As a consequence, the timely provision of infrastructure is critical to the successful implementation of all other objectives of the Local Area Plan.

8.2 Water Supply

Dunboyne, Clonee and Kilcloon are supplied with water from the Leixlip Water Treatment Plant. The current capacity of this imported supply is c.3,000 m³/day while current demand is c. 2,000 m³/day, hence, the spare capacity is up to 1,000 m³/day.

The Council is currently in discussion with Irish Water in relation to upgrading the supply networks in the area which would allow for an increase in the supply capacity to 5,400m³/day. This upgrade may be included in Irish Water's next Capital Investment programme.

Current unaccounted for water from current supply in the Local Area Plan area is estimated to be 40% arising from consumer negligence, leaking pipes or lost through illegal or unknown connections. Current water conservation projects aim to reduce this to accepted economic levels of leakage which typically range from 25 – 35%.

It is the policy of the Local Area Plan:

WRS POL 1

To promote public awareness and involvement in water conservation measures by households, business and industry.

WRS POL 2

To implement the Water Conservation Programme in order to conserve valuable resources by reducing wastage.

WRS POL 3

To utilise water supply in an efficient manner in the best interests of proper planning and sustainable development.

WRS POL 4

To ensure that drinking water complies with the EU Drinking Water Directive 98/83/EC as given effect in Irish Law by the European Communities (Drinking Water) (No. 2) Regulations as may be amended. The Planning Authority, in collaboration with Irish Water, shall ensure that development is linked to the availability of an adequate and appropriate drinking supply.

8.3 Wastewater Collection and Treatment

Wastewater from Dunboyne and Clonee is currently discharged to the Greater Dublin Drainage (GDD) network's '9C' sewer at Mulhuddart and from there flows to the wastewater treatment plant at Ringsend.

However, the '9C' sewer conveying the wastewater from Mulhuddart to Ringsend is currently

nearing capacity and the Ringsend Waste Water Treatment Plant is operating above capacity. The duplication of the '9C' sewer is included in Irish Water's current Capital Investment Plan and an extension of the Ringsend Waste Water Treatment Plant has already commenced.

Meath County Council has recently completed sewer network rehabilitation and upgrading around the Dunboyne and Clonee area which has reduced the level of groundwater infiltration and increased capacity of the sewer network. The trunk sewer linking Dunboyne/Clonee to the GDD network has a capacity of 18,000 p.e. of which c. 12,000 p.e. is currently being utilised.

Under the Greater Dublin Strategic Drainage Project, there are plans to provide a major new regional Waste Water Treatment Plant in north Dublin and to upgrade key strategic trunk sewers. This project is currently at the planning stage and subject to funding, could be realised by 2022. The objective of the development of the new treatment plant is to treat wastewater from the north of the Greater Dublin Area and to free up capacity at the Ringsend Plant. It is proposed to divert wastewater from the LAP area to the new treatment plant in the future. This is dependent on the connection of the '9C' sewer to the proposed Orbital Sewer facilitating connections to the regional Wastewater treatment plant.

It is the policy of the Local Area Plan:

WWT POL 1

To ensure that all new developments have and are provided with separate foul and surface water drainage systems in the interest of public health and to avoid the pollution of ground and surface waters.

WWT POL 2

The Planning Authority, in collaboration with Irish Water, shall ensure that development is linked to the availability of adequate and appropriate waste water treatment.

8.4 Surface Water Management

Rainfall on a Greenfield site is either absorbed into the ground or runs off slowly to the nearest watercourse. With development, much of the area becomes impermeable with runoff being piped to the nearest watercourse or storm drain. Thus, both the volume and the rate of runoff can dramatically increase, which may lead to flooding or increased overflows from combined sewers, neither of which is acceptable. It is the policy of the Council to prevent flooding caused by poorly drained runoff. In order to affect this, Sustainable Urban Drainage Systems (SuDS) will be incorporated into all developments in order to reduce and ultimately prevent flooding. SuDS are effective technologies which aim to reduce flood risk, improve water quality and enhance biodiversity and amenity. It is proposed to continue this policy of requiring SuDS proposals to accompany all developments particularly large-scale development in the Corridor.

It is the policy of the Local Area Plan:

SWM POL 1

To ensure that all new developments have and are provided with satisfactory drainage systems in the interest of public health and to avoid the pollution of ground and surface waters.

SWM POL 2

To require all large scale developments to provide "Sustainable Urban Drainage Systems" (SuDS) as part of their development proposals.

8.5 Flooding

The First Schedule of the Planning and Development Acts, 2000-2014 indicates that Development Plans can include objectives regulating, restricting or controlling development in areas at risk of flooding (whether inland or coastal), erosion and other natural hazards. The Office for Public Works is charged at a national/central government level with monitoring and addressing situations pertaining to flooding. To this end, the Department of the Environment, Heritage and Local Government has produced guidelines on “The Planning System and Flood Risk Management.” The Guidelines set out a sequential approach to managing flood hazard and potential risk.

The key principles of this are:

- In so far as possible, avoid development in areas at risk of flooding;
- If this is not possible, consider substituting a land use that is less vulnerable to flooding in the location.
- Only when both avoidance and substitution cannot take place should consideration be given to mitigation and management of risks.

The Guidelines state that inappropriate types of development that would create unacceptable risks from flooding should not be permitted. Exceptions to the restriction of development due to potential flood risks are provided for through the use of a Justification Test, where the planning need and the sustainable management of flood risk can be demonstrated to an acceptable level.

The Tolka River flows through Dunboyne town from the west, on through Clonee and then into Fingal County. A considerable portion of the central area of the Local Area Plan area comprises the flood plain of the Tolka. While it is a relatively small river, serious flooding of both settlements and the surrounding area has been caused by it. The flood event of November 2002 was considered a 1:100 year event and caused extensive damage. In response the River Tolka Flood Study 2003 was undertaken to assess flooding issues and to propose alleviation works along the Tolka River from lands immediately west of Dunboyne to Dublin City Centre. According to the consultants who piloted the project, most of these works have now been completed and protect a significant area of land in and around Dunboyne and Clonee.

A Flood Risk Assessment was carried out for Variation No. 2 to the Meath County Development Plan 2013-2019 in accordance with ‘The Planning System and Flood Risk Management Guidelines for Planning Authorities’ (OPW and the Department of Environment, Community and Local Government, 2009). This identified extensive flood risk zones in the Plan area. The Guidelines state that

“The provision of flood protection measures in appropriate locations, such as in or adjacent to town centres, can significantly reduce flood risk. However, the presence of flood protection structures should be ignored in determining flood zones. This is because areas protected by flood defences still carry a residual risk of flooding from overtopping or breach of defences and the fact that there may be no guarantee that the defences will be maintained in perpetuity.”

Consequently, the undefended state of lands in this area has been used when examining flood risk. Lands which are subject to flood risk have been re-zoned to an appropriate use, generally open space, in accordance with the contents of the Guidelines. No undeveloped lands passed the plan making Justification Test and in line with the Planning Guidelines, there are no undeveloped land use zoning objectives for highly vulnerable or less vulnerable uses

within Flood Zone A and B (other than those which relate to lands with the benefit of extant planning permission).

Within areas of existing development identified through the flood risk mapping of being at risk of flooding, proposals for extensions and minor works should be considered under Section 5.28 of the Planning System and Flood Risk Management Guidelines and with due regard to the relevant policies (WS POL 29-36) of the Meath County Development Plan 2013-2019. Any highly vulnerable or less vulnerable land uses covered by Flood Zone A and B should employ the sequential approach when considering the site layout and an appropriately detailed Flood Risk Assessment must be completed.

There are lands identified with a G1 'Community Infrastructure' land use zoning objective identified as having an interface with Flood Risk Zones A and B. Within such lands may include a range of land use vulnerabilities ranging from water compatible uses through to highly vulnerable uses. The sequential approach to development should be used to allocate land uses appropriately within such affected sites.

A distributor road objective is in place that seeks to cross the River Tolka tributary in between the settlements of Dunboyne and Clonee. The plan making Justification Test was applied and passed (see Appendix A.3 of the Strategic Flood Risk Assessment and Management Plan which was carried out for Variation No. 2 to the Meath County Development Plan 2013-2019). A site specific Flood Risk Assessment will be required to manage the risk and to demonstrate there will be no impact on adjacent lands.

The Eastern CFRAM flood mapping (available 2014) and management plan (available 2015/16) will provide additional clarity to flood mapping and risk management measures and should be consulted when available.

It is the policy of the Local Area Plan:

FP POL 1

Require that new development illustrate how it would itself not be subject to an inappropriate risk of flooding or cause / exacerbate such a risk at other locations.

FP POL 2

Control development in the natural flood plain of rivers and to take account of any guidelines regarding flooding issued by the DoEHLG or OPW in the assessment of planning applications.

FP POL 3

To manage flood risk and development in Dunboyne / Clonee in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan.

FP POL 4

Development located in areas with the benefit of existing flood defences (as identified on the land use zoning objectives maps as an interface with Flood Risk Zones A & B) shall be limited to extensions, change of use and reconstructions.

FP POL 5

The Eastern CFRAM flood mapping and management plan when complete and available will provide additional clarity to flood mapping and risk management measures than was available to inform the land use zoning objectives presented for Dunboyne / Clonee. The Eastern CFRAM flood mapping and management plan shall be consulted when available in conjunction with this Written Statement & Volume I of the County Development Plan.

FP POL 6

To implement the requirements of '*The Planning System and Flood Risk Management – Guidelines for Planning Authorities*' (DoECLG/OPW, 2009), or their replacement, in the

carrying out of development management functions and in the preparation of any Framework Plans required during the period of this Plan.

Objective

FR OBJ 1

To require the submission of a site specific flood risk assessment with any planning application made on these lands (refer to land use zoning objectives map for Clonee).

8.6 Telecommunications

Satellite dishes and telecommunications apparatus, if badly sited, can be visually obtrusive and affect the character and appearance of historic buildings and townscapes. It is important, therefore, to ensure that future telecommunications and related development does not have a detrimental impact on the appearance or character of the settlements and the hinterland area.

It is the policy of the Local Area Plan:

TEL POL 1

To have regard to the following in considering proposals for the development of telecommunications masts, antennae and ancillary equipment:

- The visual impact of the proposed equipment on the natural, built and historic environment.
- The removal or modification of features of architectural/archaeological importance.
- The impact any such development may have on protected structures or their setting.
- The potential for co-location of equipment on existing masts.
- Circular Letter PL 07/12 issued by the Department of the Environment, Community and Local Government, the Department of the Environment and Local Government "Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities" (July 1996) and any subsequent revisions or expanded guidelines in this area.

8.6.1 Broadband

High speed broadband is an essential requirement for the attraction of business into a town, particularly in the context of the objective to secure jobs in the town and to reduce commuting. The Department of Communications, Energy and Natural Resources has put in place a regional broadband programme which includes the building of high speed, open space broadband networks, in association with the local and regional authorities, in major towns and cities.

The construction of the Metropolitan Area Networks (MANs) networks in a number of towns with a population in excess of 1,500 people was completed in mid 2008 which included Dunboyne and Clonee. Accordingly, the entire Local Area Plan area has access to broadband networks.

It is the intention of the Planning Authority to encourage the roll out of improved broadband services and in this regard, it shall be an objective that all planning applications for significant new development to provide for the delivery of broadband infrastructure in line with each phase of development.

It is the policy of the Local Area Plan:

BB POL 1

To implement the broadband strategy for Meath County Council as it relates to the Corridor by supporting the roll out of improved broadband infrastructure to serve the needs of business and residents and in particular residents in rural areas.

BB POL 2

To require that all planning applications for significant new development provide for the delivery of broadband infrastructure in tandem with each phase of development.

8.7 Solid Waste Collection and Disposal

Development will generate demand for domestic and commercial waste disposal and collection services. The construction phases of development will also produce significant volumes of waste. Developers are obliged to submit a construction and waste management plan prior to the commencement of any proposed construction activity. All waste material generated during both the construction and operational phases of development must only be collected by appropriately licensed waste contractors and disposed of in licensed waste facilities.

The County Council recognises the importance of providing bring bank and civic amenity sites at accessible locations. There is a recognised lack of such facilities in the Local Area Plan area. The Meath County Council Litter Management Plan 2006 – 2009, Chapter 4 sets a target of one bring bank facility per 1,000 households. It is the policy of the Local Authority to locate one bring bank facility in Clonee and four in Dunboyne. Sites to accommodate bring bank and civic amenity facilities are illustrated at Maps 1, 2 and 3.

It is the policy of the Local Area Plan:

WCD POL 1

To promote education and awareness on all issues associated with waste management, both at industry and community level. This will include the promotion of waste reduction by encouraging the minimization, re-use, recycling and recovery of waste within the Corridor.

WCD POL 2

To implement the policies and objectives of the Waste Management Plan for the North East Region.

WCD POL 3

To require the provision of bring banks, bottle banks or other appropriate recycling facilities as part of the overall development in the case of new and extended shopping centre developments and commercial neighbourhood centres, educational, sports, and recreational facilities. The sites shall be made available to the County Council at the developer's own expense and will be maintained by the County Council or its agents.

WCD POL 4

To promote and encourage the recycling of construction and demolition waste in accordance with approved construction and demolition waste management plan.

WCD POL 5

Provide for bring bank and civic recycling facilities at Dunboyne and Clonee.

8.8 Energy

The County Council supports national and international initiatives for limiting emissions of greenhouse gases, encouraging the development of renewable energy sources and reducing energy consumption. New technologies have enabled the development of sustainable energy sources. These include, wind, biomass and waste, solar, hydro, combined heat and power, geothermal heat transfer, etc. New building regulations have introduced strict policies with regard to energy efficient building, including domestic dwellings. The Planning and Development Regulations 2007 and 2008 exempt a range of micro renewable technologies from the need to apply for planning permission. In addition to this, the County Council will seek to promote all appropriate technologies through the development management process. Developments should strive to attain high standards of energy efficiency and environmental sustainability, including bioclimatic site design, water conservation, ventilation, energy efficient strategies for development design, daylight analysis, and high insulation standards.

It is the policy of the Local Area Plan:

ENG POL 1

To promote energy efficient solutions in all new development proposals. In assessing applications of medium to large scale residential, commercial and industrial development the County Council will require that all benign energy technologies are explored so as to increase sustainable energy use.

ENG POL 2

To support and facilitate the development of enhanced electricity supplies and associated networks to serve the existing and projected residential, commercial, industrial and social needs for the Corridor.

ENG POL 3

To locate service cables, wires and piping, including electricity, telephone and television underground where possible, and that existing overhead cables and associated equipment should be progressively be located underground with future capacity considered and appropriate ducting put in place.

ENG POL 4

A provisional building energy rating and advisory report prepared by a Sustainable Energy Ireland registered assessor will be required to accompany planning applications for all relevant development proposals detailing whether and how the final proposal could conform with, or improve upon, the required standards. A full BER Certificate and advisory report will be required as a condition of any permission to prove how the required standards have been met, taking account of any changes arising during the planning application process.

9.0 LAND USE ZONING – PROVISIONS AND OBJECTIVES

9.1 Introduction

The purposes of land use zoning are to:

- Indicate the objectives of the County Council for all lands within the Local Area Plan boundary, including the uses that are acceptable or unacceptable in a particular area, and
- Reduce the potential for conflict between land-uses in particular areas.

Whilst the land use zoning will give an indication of the acceptability or otherwise of particular uses in particular areas, development proposals will also be assessed in terms of their compatibility with the development management guidelines and standards set out in the County Development Plan. Factors such as density, height, massing, traffic generation, public health regulations, design criteria, visual amenity, availability of services and potential nuisance by way of noise, odour and air pollution are considerations in establishing whether or not a proposed development is in accordance with the proper planning and sustainable development of an area.

9.2 Land Use Zoning Objectives

There are nine land-use zones indicated in this Local Area Plan which are listed in Table 9.1. The zoning categories are consistent with the zoning objectives used in the Meath County Development Plan 2013-2019. Information as to the appropriate land uses for each category is also outlined.

Site Code	Objective
A1 Existing Residential	To protect and enhance the amenity of developed residential communities.
A2 New Residential	To provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate for the status of the centre in the Settlement Hierarchy.
B1 Commercial / Town or Village Centre	To protect, provide for and / or improve town and village centre facilities and uses.
B2 Retail Warehouse Park	To provide for the development of a retail warehouse park.
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 / enterprise uses in a good quality physical environment.
E3 Warehousing & Distribution	To facilitate logistics, warehousing, distribution and supply chain management inclusive of related industry facilities which require good access to the major road network.
F1 Open Space	To provide for and improve open spaces for active and passive recreational amenities.

G1 Community Infrastructure	To provide for necessary community, social and educational facilities.
WL White Lands	To protect strategic lands from inappropriate forms of development which would impede the orderly expansion of a strategic urban centre

Permissible and Non Permissible Uses

This section provides guidance on the acceptability in principle of various uses for each of the zoning objectives. Uses other than the primary use for which an area is zoned may be permitted provided they are not in conflict with the primary use zoning objective.

Uses not listed under the permissible or open for consideration categories are deemed not to be permissible in principle and such uses will be considered on their individual merits. The expansion of established and approved uses not conforming to use zone objectives will be considered on their merits.

The guidance provided in this section is not intended to replace the normal planning process. An indication that a proposal would be 'permissible' within a particular land use zoning objective should in no way be taken to imply granting of permission, or indeed that a planning application may necessarily be successful. Individual applications are a matter for Meath County Council to decide upon, taking into consideration the wider policies and objectives which pertain to statutory land use planning including Development Management Standards and Guidelines, Ministerial guidance and the merits of individual proposals.

Permissible Uses

A "permissible use" is one which is generally acceptable in principle in the relevant zone, but which is subject to normal planning consideration, including policies and objectives outlined in the plan.

Open for Consideration Uses

An "open for consideration use" is one which may be permitted where Meath County Council is satisfied that the proposed development would be compatible with the overall policies and objectives for the zone, would not have undesirable effects on permitted uses, and would otherwise be consistent with the proper planning and sustainable development of the area.

Relaxation of Zoning Objectives for Protected Structures

Meath County Council actively encourages uses which are compatible with the character of Protected Structures. In certain limited cases, to ensure the long-term viability of a Protected Structure, it may be considered appropriate not to stringently apply generic zoning restrictions, including site development standards, provided the Protected Structure is being restored to the highest standard, the special interest, character and setting of the building is protected and the use and development is consistent with conservation policies and the proper planning and sustainable development of the area.

Transitional Zones

While the zoning objectives maps indicate the different uses permitted in each zone, it is important to avoid abrupt transitions in scale and use at the boundaries of adjoining land use zones. In dealing with development proposals in contiguous zone areas, it is necessary to avoid developments which would be detrimental to the amenities of the more environmentally sensitive zone. For instance, in zones abutting residential areas, particular attention must be paid to the use, scale and density of development proposals in order to protect the amenities of these residential properties.

Explanatory Notes

In the listings which follow each zoning objective indicating whether certain uses are permissible or open for consideration, the following uses are defined hereunder:

- A Convenience Outlet is a single level store selling food and other convenience items with a net sales area of not more than 200 sq. m.
- A Health Care Centre is a stand alone premise (i.e. not connected with a dwelling) generally with multiple consulting rooms which may cover a variety of health disciplines.
- A Healthcare Practitioner is a practice operated by the owner/occupier of a dwelling and which is ancillary to the primary use of the dwelling as a normal place of residence. There is normally only one practitioner operating from the premises.
- Office uses referred to in the following sections exclude offices which provide a service for visiting members of the public e.g. solicitors, financial services, estate agents, etc. Reference to office in the following sections does not include office accommodation ancillary to the primary use e.g. office accommodation as part of a manufacturing facility.
- Supermarket: Single level, self service store selling mainly food, with a net retail floorspace of less than 2,500 sq. m. net.
- Superstore: Generally, single level, self service stores selling mainly food, or food and some non – food goods, with at least 2,500 sq. m. net retail floorspace but not greater than 5,000 sq. m. net retail floorspace and with integrated or shared parking.
- A Shop is a comparison retail outlet excluding retail warehouse units.

Land Use Zoning Categories

A1	Existing Residential
Objective	To protect and enhance the amenity of developed residential communities.

Guidance

In A1 zones, Meath County Council will be primarily concerned with the protection of the amenities of established residents. While infill or redevelopment proposals would be acceptable in principle, careful consideration would have to be given to protecting amenities such as privacy, daylight/sunlight and aspect in new proposals.

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

Permitted Uses
B & B / Guest House, Community Facility / Centre, Home Based Economic Activities, Residential / Sheltered Housing, and Water Services / Public Services.

Open for Consideration Uses
Allotments, Bring Banks, Convenience Outlet, Childcare Facility, Education (Primary or Second Level), Halting Site / Group Housing, Healthcare Practitioner, Leisure / Recreation / Sports Facilities, Petrol Station, Public House, Retirement Home / Residential Institution / Retirement Village, and Veterinary Surgery.

A2	New Residential
Objective	To provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate for the status of the centre in the Settlement Hierarchy.

Guidance

The appropriate density will be determined on a site by site basis having regard to the DoECLG Guidelines on Sustainable Residential Development in Urban areas and the positioning of the urban centre (i.e. Dunboyne or Clonee) in the Settlement Hierarchy provided in the Core Strategy.

This Local Area Plan will seek to conserve and protect the character and setting of institutional complexes and heritage buildings in residential redevelopment and infill proposals, where deemed appropriate by Meath County Council. Meath County Council will be particularly concerned with the conservation of heritage buildings whose setting and architectural qualities are such as to demand much sensitivity in reuse or adaptation to new purposes. In some circumstances, it will be important that applications for proposals in such zones are determined in a Site Development Brief / Masterplan context. Said documents should be submitted in conjunction with any planning applications arising.

It is envisaged in the interest of sustainability that the larger tracts of lands identified for A2 land use zoning objective in Dunboyne could accommodate ancillary uses such as employment generating uses, community facilities, local shopping facilities, etc. provided they are appropriate in scale and do not unduly interfere with the predominant residential land use. A number of the uses open for consideration are qualified on this basis.

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

The Meath County Development Plan 2013-2019 states that "*individual convenience stores in neighbourhood centres in A2 zoned areas should generally not exceed 1,000 sq. metres net retail floorspace unless otherwise identified in the Town Development Plan/Local Area Plan*". In the case of the Dunboyne, provision has been made for neighbourhood centres. Therefore it is not considered appropriate that the floor area of any convenience store on A2 zoned lands should exceed 1,000 sq. m.

Permitted Uses

B & B / Guest House, Bring Banks, Community Facility / Centre, Childcare Facility, Convenience Outlet, Childcare Facility, Children Play / Adventure Centre, Education (Primary or Second Level), Halting Site / Group Housing, Home Based Economic Activities, Leisure / Recreation / Sports Facilities, Residential / Sheltered Housing, Retirement Home / Residential Institution / Retirement Village, Water Services / Public Services.

Open for Consideration Uses

Allotments, Bank / Financial Institution, Betting Office, Caravan Park, Cultural Facility, education (Third Level), Enterprise Centre, Health Centre, Healthcare Practitioner, Hotel / Motel / Hostel, Offices <100sq. m., Offices 100 to 1000 sq. m. , Petrol Station, Place of Public Worship, Public House, Restaurant / Café, Supermarket, Shop, Take-Away / Fast Food Outlet, Veterinary Surgery.

B1 Commercial / Town or Village Centre

Objective To protect, provide for and / or improve town and village centre facilities and uses

Guidance

It is intended to accommodate the majority of new commercial and retail uses within lands identified for B1 land use zoning objective.

This section of the Local Area 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 within this corridor as other considerations as outlined in the Retail Strategy of Meath County Development Plan 2013-2019 (Chapter 4) will be taken into account by 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, Offices <100sq. m., Offices 100 to 1,000 sq. m., Offices >1,000sq. 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

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 B2 zones is to provide for the development of retail warehouse parks. These zones will also allow the displacement of motor car sales outlets from non compatible town centre and edge of town centre locations, subject to their suitable integration within an overall development proposal.

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, Garden Centre, Motor Sales / Repair, Petrol Station, Restaurant / Café, Take-Away / Fast Food Outlet, Wholesale Warehousing / Cash and Carry.

E2 General Enterprise & Employment

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 (General)

E2 lands constitute an important land bank for employment use which must be protected. The Meath County Development Plan 2013-2019 specifies a differential approach to E2 zones across the county, depending on the placement of the urban centre in the settlement hierarchy. The development of E2 lands generally seeks 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 Masterplan 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 and Development Regulations 2001-2013, as amended;
- That the site is located adjacent to a public transport corridor and is served by an adequate road network, and;
- That the application is accommodated by a viable Mobility Management Plan which is to the satisfaction of Meath County Council and provides for the achievement of acceptable modal shares for both public and private transport within an appropriate timeframe.

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

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 and the National Transport Authority Transport Strategy for the Greater Dublin Area, shall be facilitated notwithstanding the category of settlement specified.

Category 1 Primary & Secondary Economic Centres as provided for in Core Strategy (Navan, Drogheda, Dunboyne, Ashbourne, Kells)Guidance

Within this corridor, E2 zones provide for industrial and related uses subject to the provision of necessary physical infrastructure. They allow the full range of industrial processes to take place within a well designed and attractive setting that provides employment opportunities. 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, Motor Sales, Offices 100 – 1,000 sq. m., Petrol Station, Restaurant / Café, Veterinary Surgery, Waste Recycling / Transfer / Sorting Centre, Wholesale Warehousing / Cash and Carry.

E3 Warehousing & Distribution

Objective To facilitate logistics, warehousing, distribution and supply chain management inclusive of related industry facilities which require food access to the major road network

Permitted Uses

Bring Banks, Car Park (incl. Park and Ride), CHP / Waste to Energy Facilities, Distribution & Supply Chain Management, Domestic Fuel Depot, Energy Installation, Fuel Depot, Heavy Vehicle Park, Logistics, Plant Storage, Recycling Facility (Civic & Amenity), Telecommunication Storage Depot, Transport Depot, Warehousing, Water Services / Public Services, Wholesale Warehousing / Cash and Carry.

Open for Consideration Uses

Agri – Business, Childcare Facility, Garden Centre, Industry – Light, Restaurant / Café, Waste Recycling / Transfer / Sorting Centre.

F1 Open Space

Objective To provide for and improve open spaces for active and passive recreational amenities.

Permitted Uses

Car Park for Recreational Purposes, Craft Centre / Craft Shop, Community Facility / Centre, Cultural Facility, Cycleways / Greenways / Trail Development, Leisure / Recreation / Sports Facilities, Playing Pitches, Water Services / Public Services.

Open for Consideration Uses

Allotments, Bring Banks, Childcare Facility, Place of Public Worship.

G1 Community Infrastructure

Objective To provide for necessary community, social and educational facilities.

Permitted Uses

Allotments, Car Park (incl. Park and Ride), Cemetery/Crematorium, Children Play / Adventure Centre, Childcare Facility, Community Facility / Centre, Cultural Facility, Education (Primary

or Second Level), Education (Third Level), Health Centre, Hospital, Leisure / Recreation / Sports Facilities, Place of Public Worship, Playing Pitches, Recycling Facility (Civic & Amenity), Water Services / Public Services.

Open for Consideration Uses

Bring Banks, Funeral Home, Gymnasium, Halting Site / Group Housing, Healthcare Practitioner, Residential / Sheltered Housing, Restaurant / Café, Retirement Home / Residential Institution / Retirement Village, Telecommunication Structures.

R1 Rail Corridor

Objective To provide for a strategic rail corridor and associated physical infrastructure.

Guidance

The protection of the designed route of the extension of the Clonsilla to Parkway rail line to Navan differs from most of the land use zoning objectives included in this Local Area Plan. It has a single purpose use which is to protect the designed route from development which would compromise its future delivery. It is not necessary to therefore identify the suitability or otherwise of individual uses on said lands as the intention of Meath County Council is clear.

WL White Lands

Objective To protect strategic lands from inappropriate forms of development which would impede the orderly expansion of a strategic urban centre

These are strategic lands and their designation is to allow for a long term, integrated approach to the taken to the expansion of Dunboyne. It is not generally envisaged that development proposals will be brought forward during the life of Meath County Development Plan 2013-2019 and therefore no indication is therefore offered regarding the suitability or otherwise of individual uses on said lands. The acceptability of specific proposals for development on the lands prior to that time, e.g. an expansion to an existing permitted business, will be considered on their merits. It is vital that such lands are protected against developments which would impede the orderly expansion of Dunboyne.

However, the economic development strategy contained in the Meath County Development Plan 2013-2019 states that an opportunity for a Strategic Development Zone may exist in north Dunboyne within the Metropolitan Area of the National Gateway. An integrated land use and transportation approach to planning will be applied to this area which may require the reconsideration of the White Lands in north Dunboyne (Pace) within the life of the Meath County Development Plan 2013-2019.

9.3 Framework Plans

The preparation of Framework Plans will assist in achieving quality developments in terms of, inter alia, urban design, land use, delivery of services, facilities, services, infrastructure and access at more complex locations. The Local Area Plan identifies areas that will require the preparation of Framework Plan(s) and subsequent planning applications will be required to adhere to the approved Plan(s), the Local Area Plan and the County Development Plan. Proposals for such areas will require the approval of the Planning Authority who should be consulted at the earliest possible stage. Consultation with relevant landowners and stakeholders is an essential tenet of successful Framework Plans in this Local Area Plan.

Having regard to the preparation and approval of future Framework Plans the Planning Authority considers that for proposals with a resultant population less than 2,000 persons, the approval of the Executive of the Planning Authority will be required. Framework Plans with a resultant population greater than 2,000 persons will be subject to a public consultation process and the approval of the Elected Members of the Planning Authority.

The use of Framework Plans will not be confined to residentially zoned lands; Framework Plans are also applied to lands intended for other uses which may not yet be defined. The Planning Authority considers Framework Plans as an effective means of guiding future development and providing essential requirements in a phased and sustainable manner. Framework Plans are non-statutory and may consider the timeframe for development beyond that of this Local Area Plan.

Each Framework Plan shall consist of a written statement and a plan or series of plans indicating the objectives in such detail as may be determined by the Planning Authority for the proper planning and sustainable development of the area to which it applies to include, inter alia, the following details:

- Proposals in relation to the design of the area including; architectural treatment, maximum heights, external finishes of structures and the general appearance and design, including that of the public realm;
- The types and extent of any proposed development indicating how these uses integrate with surrounding development and land uses;
- Proposals in relation to transportation including public transportation and non motorised modes, vehicular roads layout and access arrangements, loading / unloading provision, permeability, the provision of parking spaces, traffic safety and traffic management;
- Proposals in relation to the provision of services in the area including the provision of waste and sewerage facilities and water, electricity and telecommunications services, oil and gas pipelines, including storage facilities for oil and gas;
- The element of residential development shall include proposals relating to the provision of amenities, facilities and services for the community including crèches and other childcare services, community and resource centres;
- The coordination of retail and retail services for an area and its catchment, to include the preparation of a retail assessment;
- The facilitation of public access to the proposed amenity areas located within the Plan boundaries and beyond, and;
- To make provision for sport and recreational infrastructure commensurate with the needs of the development as an integral element of their proposals.

More specifically, there are a number of specific details to be considered in the use and content of Framework Plans:

Integrated Action Area Plan for lands east of the railway line, Dunboyne:

The IAAP shall generally be adhered to by development management proposals for the lands north of the Clonee Road (R156). Section 4.2 outlines which residential zoned lands will be released for development during the period 2013-2019. This supersedes any phasing arrangements contained in the IAAP. It is not considered that the concept Masterplan remains appropriate for the area south of the Clonee Road having regard to the changes in land use zoning which has occurred as a result of Variation no. 2 of the County Development Plan 2013-2019 (Order of Priority and Strategic Flood Risk Assessment). A revised Masterplan for the area south of the Clonee Road shall accompany any development management proposal which shall have regard to and be consistent with the enabling infrastructure and vehicular access proposals required for this area and contained in the existing IAAP.

The emerging preferred location for future Level 2 Centre:

In relation to the content and timeframe to which a Framework Plan applies, the Framework Plan for the emerging preferred location for the future Level 2 Centre will consider the development of this area beyond the timeframe of this Local Area Plan, over a 15 – 20 year timeframe as set out in the GDA Retail Strategy and in accordance with the emerging strategy contained in the draft IFPLUT, Meath County Development Plan 2007 – 2013, the

2013 – 2019 Meath County Development Plan and the Regional Planning Guidelines for the Greater Dublin area 2010-2022. This will also apply to assessment of linkages to the area which will be considered under the Framework Plan and under future Local Area Plans. The Framework Plan will also assess this location for the inclusion of high end office development and some high density and other appropriate residential development commensurate with its location and proximity to a multi mode public transport interchange in the interest of the sustainable and long term development of the Corridor to reflect the need for flexibility of future land uses at this location as set out in Meath County Council's Précis of Evidence on behalf of Meath County Council for the Oral Hearing into the Dunboyne M2 Commuter Rail Order 2007.

Employment lands at Portan, Clonee:

The requirement for a Framework Plan for these lands arises from their extent, 92 hectares (228 acres), their strategic importance in facilitating employment uses in the Local Area Plan area and the attendant significant requirements in terms of service and roads infrastructure. The Framework Plan will be in the form set out above.

10.0 PHASING AND IMPLEMENTATION

10.1 Introduction

The function of this Local Area Plan is to guide development in the Dunboyne, Clonee and Pace Corridor over the next six years. The County Council has a key role in ensuring that policies and objectives contained in the Local Area Plan are achieved. Their achievement is, however, dependent on the financial and human resources of the County Council and in many circumstances are also reliant on co-operation and provision of services and facilities from other state bodies and the private sector. While the County Council will make every effort in facilitating the provision of social, community and transport infrastructure and facilities, it is not in all instances the direct provider of such services. The County Council will require developers to incorporate the objectives of this and the County Plan, including those relating to the provision of physical and social infrastructure into their individual development proposals. Other objectives, particular key physical infrastructural elements, may require government funding and support.

It is the nature of Local Area Plans that no budget is agreed in advance and therefore no funding of projects or implementation of all objectives contained within the Local Area Plan is guaranteed in advance. Notwithstanding, the County Council intends to exercise all its legal powers to ensure that objectives are implemented. This includes using compulsory acquisition powers where necessary to facilitate site assembly or to secure the realisation of objectives contained in this Local Area Plan.

10.2 Phasing

It is an objective of the County Council to promote the implementation of the Local Area Plan in a rational and sequential manner that is in keeping with the proposed development strategy, and to ensure that essential infrastructure (such as rail, water and road infrastructure, sewerage etc) as well as other services and facilities (schools, childcare, employment, etc) are secured and in place concurrent with proposed development projects. The County Council reserves the right to refuse development on the grounds of the lack of available or incomplete infrastructure, services and facilities provision as determined by the Authority.

10.3 Contributions

It is considered reasonable that contributions be paid by developers towards the required investment in the provision of infrastructure and services that will benefit that development. The Development Contributions Scheme or any Special Development Contributions Scheme adopted by the County Council will be applied in respect of applications for development in the Local Area Plan area.

10.4 Monitoring and Review

In order to ensure that the development strategy outlined in the Local Area Plan is being pursued, the County Council, through the day-to-day activity of its development management function, will monitor the implementation and phasing of the Local Area Plan. A review will assist in assessing whether the objectives detailed in the Plan are being met.

APPENDIX 1

Land Use Zoning Objectives Maps












Map 1: Dunboyne Clonee Pace Local Area Plan Area

Map 2: Dunboyne

Map 3: Clonee

Map 4: North Dunboyne (Pace)

SPECIFIC OBJECTIVES





-  Local Area Plan Boundary
-  Area subject to preparation of a Framework Plan
-  Proposed Major Distributor Road (Diagrammatical Only)
-  Railway Station
-  Protected Structures
-  National Sites and Monuments
-  220kv Overhead Power Line
-  110kv Overhead Power Line
- EMP OBJ 7** Specific Development Objectives (see text)
-  Extent of Seveso Consultation Zones
-  Movement Policies (See Section 5 of LAP)
-  To maintain a green belt between the development boundary and the M3 motorway.

Refer to Map Number 4 - Dunboyme North (Pace)

Refer to Map Number 2 - Dunboyme


Refer to Map Number 3 - Clonee

LAND USE ZONING OBJECTIVES

- | | |
|--|---|
| <p>A1  To protect and enhance the amenity of developed residential communities.</p> <p>A2  To provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate for the status of the centre in the Settlement Hierarchy.</p> <p>B1  To protect, provide for and / or improve town and village centre facilities and uses.</p> <p>B2  To provide for the development of a retail warehouse park</p> <p>E2  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.</p> | <p>E3  To facilitate logistics, warehousing, distribution and supply chain management inclusive of related industry facilities which require good access to the major road network.</p> <p>F1  To provide for and improve open spaces for active and passive recreational amenities.</p> <p>G1  To provide for necessary community, social and educational facilities.</p> <p>R1  To provide for a strategic rail corridor and associated physical infrastructure.</p> <p>WL  To protect strategic lands from inappropriate forms of development which would impede the orderly expansion of a strategic urban centre</p> |
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Dunboyme Clonee Pace
Local Area Plan 2009-2015
Map Number 1

Land Use Zoning Objectives Map

Incorporating Amendment Number 1
 made on the 2nd of March 2015

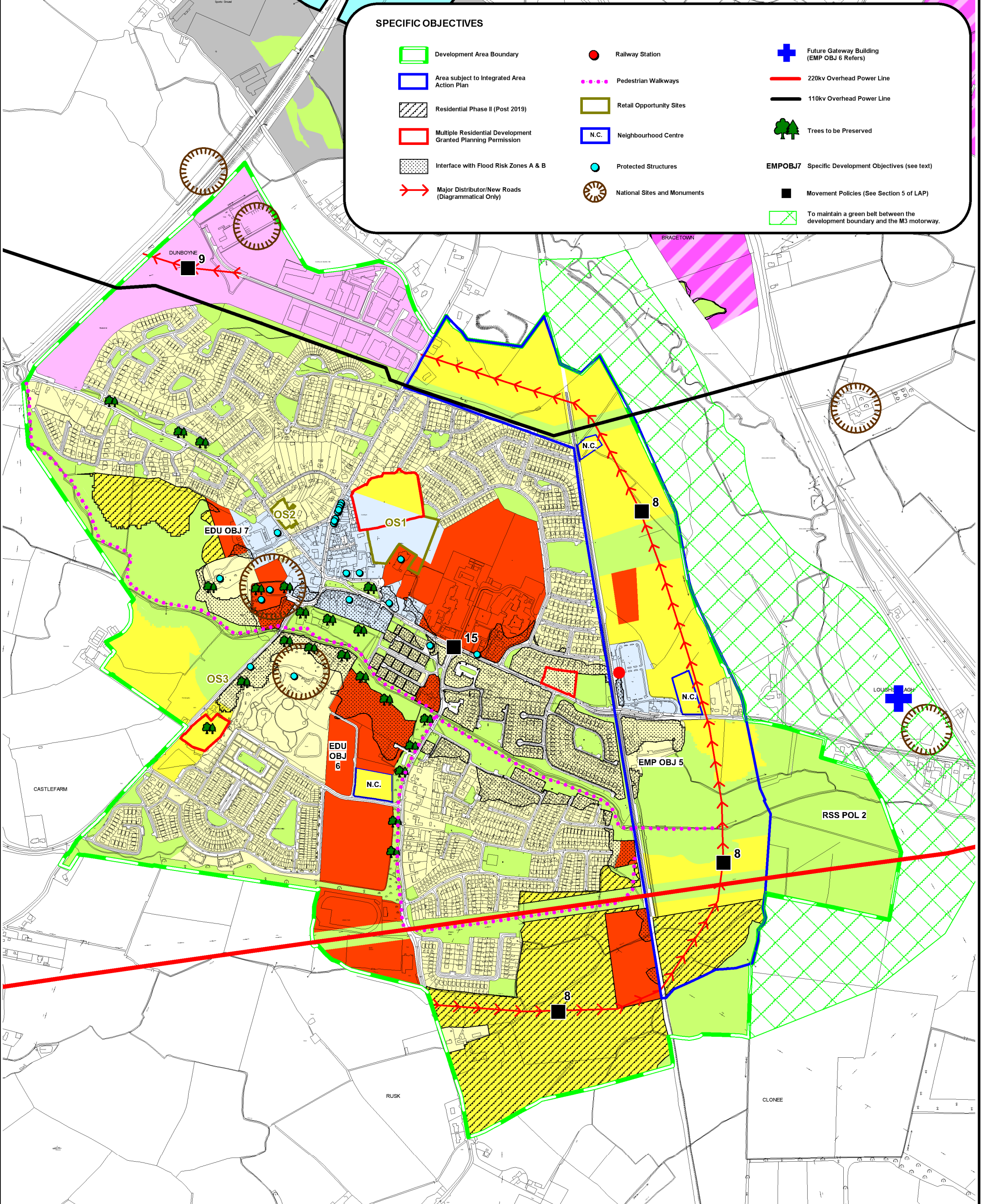
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Produced By: S.K [10/14]

SPECIFIC OBJECTIVES

-  Development Area Boundary
-  Area subject to Integrated Area Action Plan
-  Residential Phase II (Post 2019)
-  Multiple Residential Development Granted Planning Permission
-  Interface with Flood Risk Zones A & B
-  Major Distributor/New Roads (Diagrammatical Only)
-  Railway Station
-  Pedestrian Walkways
-  Retail Opportunity Sites
-  N.C. Neighbourhood Centre
-  Protected Structures
-  National Sites and Monuments
-  Future Gateway Building (EMP OBJ 6 Refers)
-  220kv Overhead Power Line
-  110kv Overhead Power Line
-  Trees to be Preserved
-  EMPOBJ7 Specific Development Objectives (see text)
-  Movement Policies (See Section 5 of LAP)
-  To maintain a green belt between the development boundary and the M3 motorway.



LAND USE ZONING OBJECTIVES

- | | |
|---|--|
| <p>A1 To protect and enhance the amenity of developed residential communities.</p> <p>A2 To provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate for the status of the centre in the Settlement Hierarchy.</p> <p>B1 To protect, provide for and / or improve town and village centre facilities and uses.</p> <p>E2 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.</p> | <p>E3 To facilitate logistics, warehousing, distribution and supply chain management inclusive of related industry facilities which require good access to the major road network.</p> <p>F1 To provide for and improve open spaces for active and passive recreational amenities.</p> <p>G1 To provide for necessary community, social and educational facilities.</p> |
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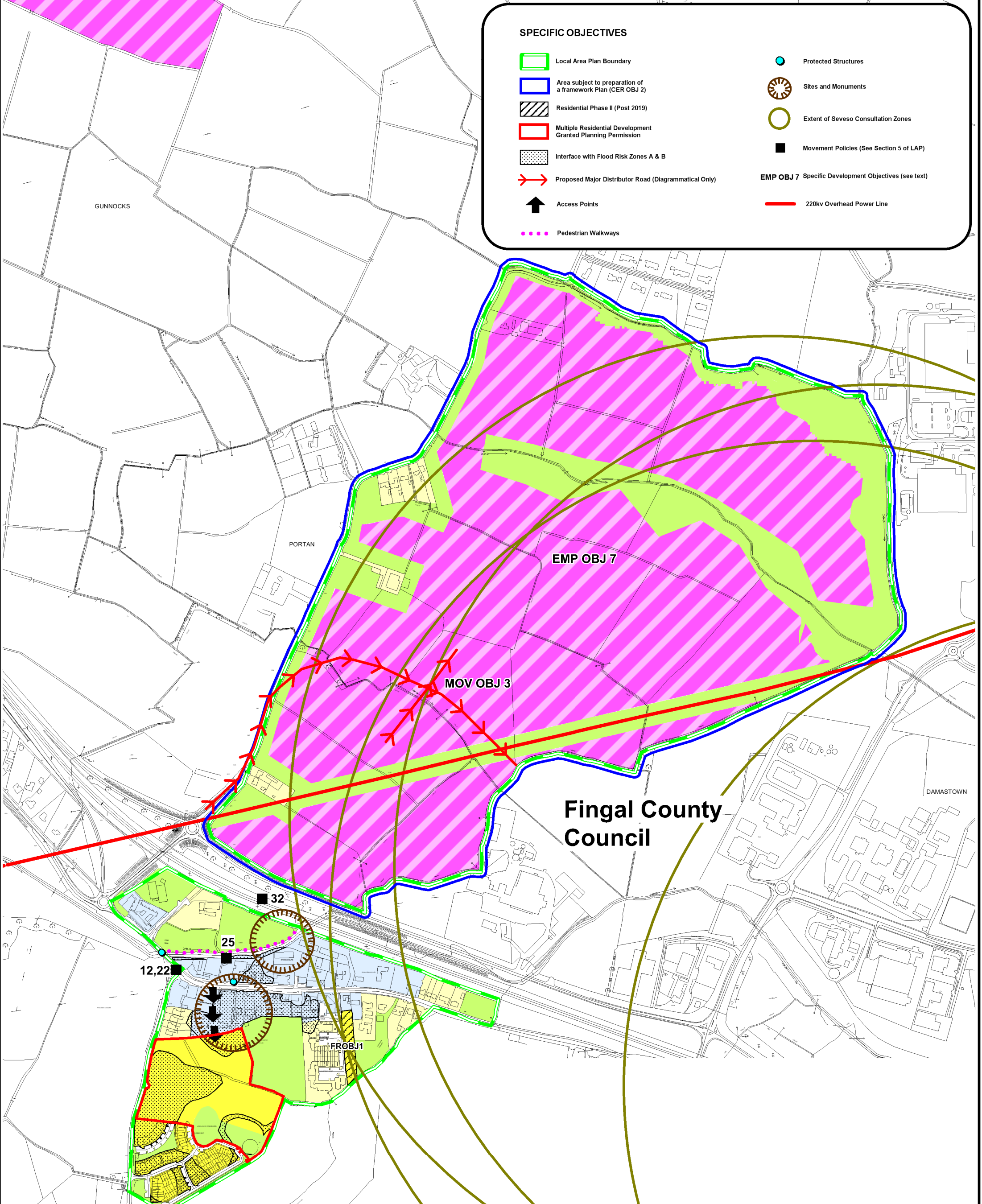
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**Dunboyne Clonee Pace
Local Area Plan 2009-2015**

Map Number 2 - Dunboyne
Land Use Zoning Objectives Map

Incorporating Amendment Number 1
made on the 2nd of March 2015



SPECIFIC OBJECTIVES

- Local Area Plan Boundary
- Area subject to preparation of a framework Plan (CER OBJ 2)
- Residential Phase II (Post 2019)
- Multiple Residential Development Granted Planning Permission
- Interface with Flood Risk Zones A & B
- Proposed Major Distributor Road (Diagrammatical Only)
- Access Points
- Pedestrian Walkways
- Protected Structures
- Sites and Monuments
- Extent of Seveso Consultation Zones
- Movement Policies (See Section 5 of LAP)
- EMP OBJ 7** Specific Development Objectives (see text)
- 220kv Overhead Power Line

LAND USE ZONING OBJECTIVES

- A1** To protect and enhance the amenity of developed residential communities.
- A2** To provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate for the status of the centre in the Settlement Hierarchy.
- B1** To protect, provide for and / or improve town and village centre facilities and uses.
- E2** 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.
- E3** To facilitate logistics, warehousing, distribution and supply chain management inclusive of related industry facilities which require good access to the major road network.
- F1** To provide for and improve open spaces for active and passive recreational amenities.

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





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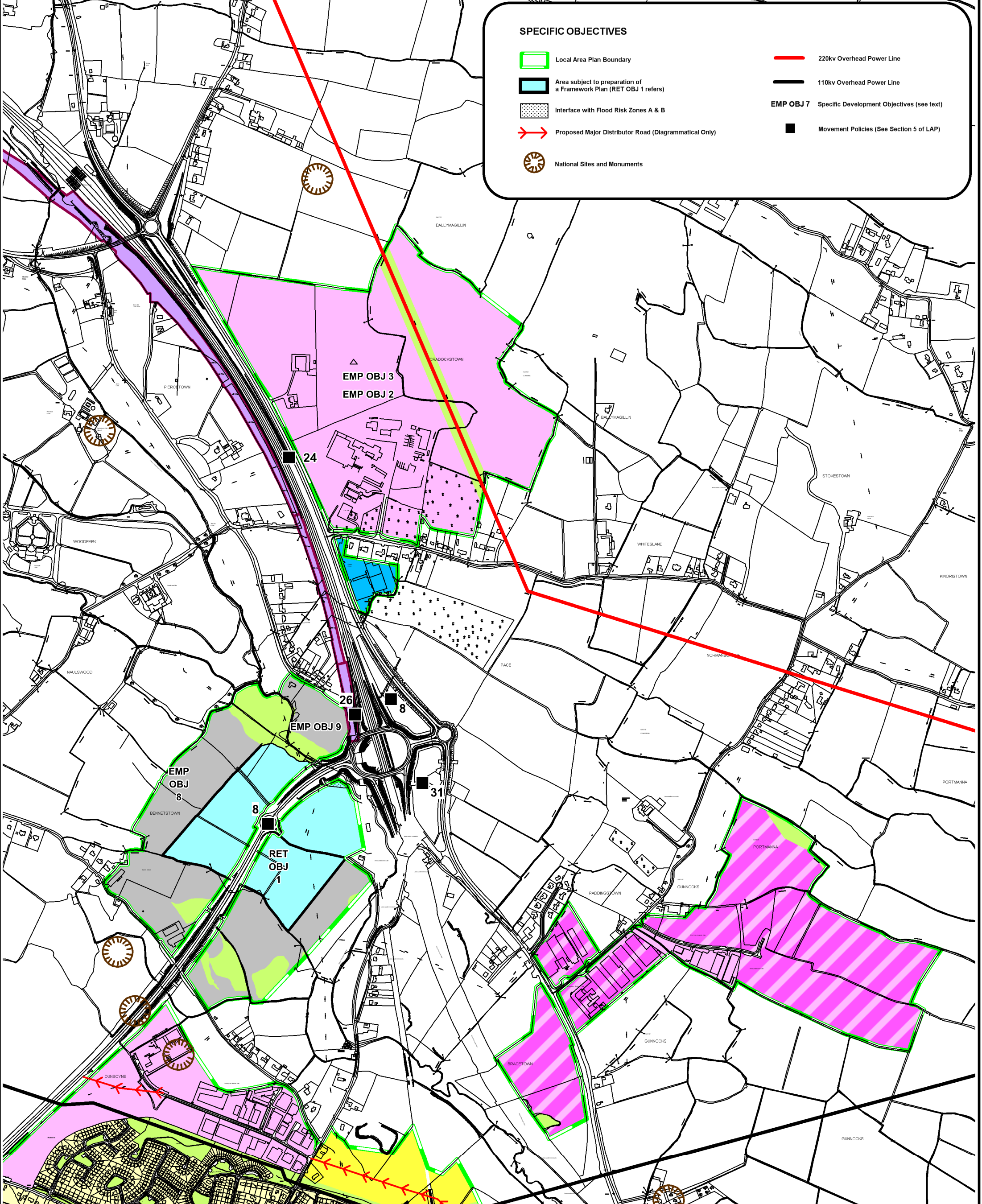
**Dunboyne Clonee Pace
 Local Area Plan 2009-2015**

Map Number 3 - Clonee
 Land Use Zoning Objectives Map

Incorporating Amendment Number 1
 made on the 2nd of March 2015

SPECIFIC OBJECTIVES

-  Local Area Plan Boundary
-  Area subject to preparation of a Framework Plan (RET OBJ 1 refers)
-  Interface with Flood Risk Zones A & B
-  Proposed Major Distributor Road (Diagrammatical Only)
-  National Sites and Monuments
-  220kv Overhead Power Line
-  110kv Overhead Power Line
-  EMP OBJ 7 Specific Development Objectives (see text)
-  Movement Policies (See Section 5 of LAP)



LAND USE ZONING OBJECTIVES

- | | |
|---|---|
| <p>A1 To protect and enhance the amenity of developed residential communities.</p> <p>A2 To provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate for the status of the centre in the Settlement Hierarchy.</p> <p>B2 To provide for the development of a retail warehouse park</p> <p>E2 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.</p> | <p>E3 To facilitate logistics, warehousing, distribution and supply chain management inclusive of related industry facilities which require good access to the major road network.</p> <p>F1 To provide for and improve open spaces for active and passive recreational amenities.</p> <p>R1 To provide for a strategic rail corridor and associated physical infrastructure.</p> <p>WL To protect strategic lands from inappropriate forms of development which would impede the orderly expansion of a strategic urban centre</p> |
|---|---|


Note: Details shown on this map is for information purposes only. Further details on any item should be clarified with Meath County Council. This map has been produced by Meath County Council with available Local Authority and Ordnance Survey base data.
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Scale - Not to scale

Mapinfo File:
 O:\Mapdata\Planning\Forward_Planning\Development_Plans\Adopted County Development Plan 2013\Local Area Plan

Produced By: S.K [10/14]

 comhairle chontae na mí
meath county council

Dunboyné Clonee Pace
Local Area Plan 2009-2015
Map Number 4 - North Dunboyné
(PACE)
 Land Use Zoning Objectives Map

Incorporating Amendment Number 1
 made on the 2nd of March 2015

APPENDIX 2

Lists of persons who made submissions

SUBMISSIONS RECEIVED AT THE PRE - DRAFT STAGE OF DUNBOYNE/CLONEE/PACE LOCAL AREA PLAN

No.	Submission
1	Michael McDonagh Declan Brassil & Co Ltd on behalf of Patrick Kelly
2	Hennie Kallmeyer, Declan Brassil & Co Ltd on behalf of Hickwell Ltd & Hickcastle Ltd
3	Eamonn Kelly, RPS Planning on behalf of Kildangan Stud Unlimited
4	Michael McDonagh, Declan Brassil & Co Ltd on behalf of Neil Lord, Pat Gregan & Ken Malone
5	Hennie Kallmeyer, Declan Brassil & Co Ltd on behalf of Michael Deegan & Tony Murray
6	Hennie Kallmeyer, Declan Brassil & Co Ltd on behalf of the Keating Group
7	Declan Brassil & Co Ltd on behalf of Matt Brady
8	Fergal McCabe, MacCabe Durney Design on behalf of Sean & Tina Boylan
9	John Spain Assoc on behalf of Mark Elliott & Matt Brady
10	John Spain Assoc on behalf of Greencore Developments
11	Robert Keogh Architect on behalf of Mr Drennan
12	Mark Johnston, Stephen Little & Assoc on behalf of Eugene Murray, Frank Doolin & Philip Earle
13	Michael McDonagh, Declan Brassil & Co Ltd on behalf of Brian Reilly
14	Ronan Murphy, RPS Planning on behalf of John Connaughton Limited
15	John Spain Assoc on behalf of Keegan Quarries
16	Robert McLoughlin, GVA Planning on behalf of Tesco Ltd
17	Martin Lonergan, Dunboyne College of Further Education
18	Michael McDonagh, Declan Brassil & Co Ltd on behalf of The Keating Family (Duplicate Submission, No. 6)
19	Colm Aherne, ILTP Secondary Gaelscoil Submission
20	Brendan Colgan, Fingal County Council
21	Christy O Sullivan, ILTP Ltd on behalf of Laurence & Marion Kelly
22	Christy O Sullivan, ILTP Ltd on behalf of Francis Kelly & Mary Jackson
23	Margaret Flood, Developments Applications Unit, Department of Environment, Heritage and Local Government
24	Joe McPeake, Rennar Limited
25	Ray Ryan, Brian Meehan & Assoc on behalf of Michael J Brennan
26	Ray Ryan, Brian Meehan & Assoc on behalf of Hilltown Partnership
27	Douglas Hyde & Assoc on behalf of Royal Gateway Holdings Ltd
28	Douglas Hyde & Assoc on behalf of Menolly Developments
29	Owen Cooke
30	Kevin Higgins, Dunboyne AFC
31	Jim Brogan on behalf of Pdraig Tierney
32	Elsie Wells
33	Tara Spain, NRA
34	Rev Janice Aiton, St Peters National School
35	Alan Pendergast
36	Michael Curry & Pdraig, Galvin St Paul's GFC Clonee
37	Conor Moen, Dunboyne Sports Trust
38	Bryan Maher, Gardenworks
39	Gavin Daly John Spain Assoc on behalf of Bennett Developments Ltd & Kilsaran Group
40	Shirley Kearney Department of Education & Science
41	Frances Heaslip, Co Ordination Unit, Department of Communications, Marine and Natural Resources
42	Garrett Robinson, SIAC
43	Ciaran Ferrie, MCGarrell Reilly Group
44	Tony & Ann Byrne
45	Betty Galway-Greer
46	Fergal McCabe, MacCabe Durney Architects on behalf of Lynthirst Ltd
47	Anne Fletcher, Coady Patnrship Architects on behalf of St Finian Diocesan Trust
48	Pdraig O'Mairtin, Naomh Peadar, CLG

49	Tadhg Ó Tuachaigh, Gaelscoil Thulach na nOg
50	Tommy Doyle, Dunboyne Ladies GFC
51	Bridget Kearns

**SUBMISSIONS RECEIVED IN RESPONSE TO THE PUBLISHED
DRAFT DUNBOYNE/CLONEE/PACE LOCAL AREA PLAN**

No.	Submission
1	Damien O'Reilly (low cost sites)
2	Damien O'Reilly (new graveyard)
3	Bernadine Carry, Pride of Place, Meath County Council
4	Erica O'Driscoll, National Roads Authority
5	Owen Cooke, Back Road Sewage Committee
6	Brian Wylie, Iarnrod Eireann
7	Tara Spain, National Roads Authority
8	Alan Prendergast (lands to the south west of Clonee Village)
9	Alan Prendergast (lands to the south Clonee Village)
10	MacCabe Durney Barnes, on behalf of Sean and Tina Boylan
11	MacCabe Durney Barnes, on behalf of RGDATA
12	MacCabe Durney Barnes on behalf of Renar Ltd
13	Stephen Little and Associates on behalf of Eugene Murray, Philip Earle and Frank Doolin
14	Barry Kelly
15	Eileen and Willie Hargadon
16	Christopher and Bernadette Monahan
17	Walter & Mary Kilcullen
18	John Doyle
19	David & Roslyn Garrett
20	Declan Brassil & Company on behalf of Michael Deegan and Tony Murray
21	Eamonn Walsh
22	Declan Brassil & Company on behalf of Keating Group
23	Billy Clarke on behalf of Warrenstown and District Residents Association
24	Billy Clarke
25	Joseph and Bernadette Kearney
26	Brian Meehan & Associates, on behalf of Michael J Brennan
27	Brian Meehan & Associates on behalf of Hilltown Partnership
28	Declan Brassil & Company on behalf of St Pauls GFC
29	Declan Brassil & Company on behalf of Meath VEC
30	Harry Lawlor on behalf of Mary and Stanley Boylan
31	Declan Brassil & Company on behalf of Matt Brady
32	Shirley Kearney, Department of Education
33	Stephen Little & Associates on behalf of St Finian's Diocesan Trust
34	Declan Brassil & Company on behalf of The Keating Family
35	Mark Rave Associates on behalf of Dunboyne Combined Residents Association
36	Declan Brassil & Company on behalf of Neil Lord, Pat Gregan and Ken Malone
37	Patrick O'Sullivan, Spatial Policy Section, D of Environment, Heritage and Local Government
38	Declan Brassil & Company on behalf of John and Julie Creagh and Louis Scully
39	Declan Brassil & Company on behalf of Patrick Kelly and Terence McGovern
40	RPS Group on behalf of John Connaughton Ltd
41	RPS Group on behalf of Kildangan Stud Unlimited
42	Peter O'Carroll
43	ILTP Consulting on behalf of Laurence and Marion Kelly
44	ILTP Consulting on behalf of An Foras Pátrúnachta na Scoileanna Lán-gaeilge Teo
45	ILTP Consulting on behalf of Frances Kelly and Mary Jackson
46	Declan Brassil & Company on behalf of Brian Reilly
47	Paul O'Dwyer, on behalf of Millfarm Residents Association
48	ILTP Consulting on behalf of St Peter's National Church School
49	Murray O'Laoire Architects on behalf of McGarrell Reilly Group
50	Garrett Robinson, SIAC Construction Limited

51	Douglas Hyde & Associates on behalf of Menolly Developments
52	Douglas Hyde & Associates on behalf of Royal Gateway Holdings Limited
53	Jim Brogan on behalf of Pdraig Tierney
54	Laurence Ward (25 acres at Bracetown)
55	Laurence Ward (36 acres at Pace)
56	Robert Keogh on behalf of Mrs Drennan
57	Rose Byrne
58	Geraldine and Anthony McCrossan
59	John Henry, Dublin Transportation Office
60	Declan Brassil & Company on behalf of Hickwell Ltd and Hickcastle Ltd
61	Anthony Goldsbury
62	Janet O'Keefe (re: high rise buildings)
63	Janet O'Keefe (re: reducing speed limit)
64	Janet O'Keefe (re: flooding)
65	John Spain Associates on behalf of Mark Elliott
66	John Spain Associates on behalf of Bennett Developments Limited and Kilsaran Group
67	Betty Galway-Greer
68	Olivia Walsh, Health and Safety Executive

**SUBMISSIONS RECEIVED IN RESPONSE TO THE PROPOSED
AMENDMENTS TO THE DRAFT DUNBOYNE/CLONEE/PACE
LOCAL AREA PLAN**

No.	Submission
1	Declan Brassil and Company on behalf of Hickwell and Hickcastle Limited
2	Environmental Protection Agency
3	National Roads Authority
4	RPS Planning and Environment on behalf of John Connaughton Ltd.
5	Declan Brassil and Company on behalf of McGarrell Reilly Group
6	Dublin Transportation Office
7	MacCabe Durney Barnes on behalf of Sean and Tina Boylan
8	RPS Planning and Environment on behalf of Kildangan Stud Unlimited
9	Department of the Environment
10	Department of Education and Science
11	An Taisce
12	John Spain Associates on behalf of Bennett Developments Limited and Kilsaran Group
13	SIAC Construction Limited
14	Miss Betty Galway-Greer

APPENDIX 3

Definition of Land Uses

Definition of Use Classes

Advertisements and Advertisement Structures

Any work, letter, model, balloon, kite, poster, notice, device or representation employed for the purpose of advertisement, announcement, or direction and any structure such as a hoarding, scaffold, framework, pole, standard, device or sign (whether illuminated or not) and which is used or intended for use for exhibiting advertisements.

Agricultural Buildings

A building or part thereof used for the purpose of agriculture as set out in the Planning Acts.

Bed & Breakfast

A building or part thereof where sleeping accommodation and breakfast are available on a commercial basis.

Betting Shop

A building / premises or part thereof registered in the register of bookmaking offices under the Betting Act, 1931.

Car Park

A building or part thereof or land (not being part of a public road) used for the parking of mechanically propelled vehicles, excluding heavy commercial vehicles.

Cash and Carry Outlet

A building or part thereof or land used for the sale of goods in bulk to traders on a cash-and-carry basis.

Cemetery

Land used as a burial ground.

Church / Religious Building

Any structure habitually used as a place of public worship or for religious instruction. Where a building or part of a building, on the same site as a place of public worship or on an adjoining site, is used in connection with that place of public worship, such a use shall be deemed to be a related use.

Community Facility

A building or part thereof used for (community) activities organised primarily by the local community and to which the public may be admitted on payment of a charge or free of charge.

Crèche or Nursery School

Use of a building or part of a building for the provision of day care facilities for the minding and training of children below primary school entry age.

Cultural Use

Use of a building or part thereof or land for cultural purposes to which the public may be admitted on payment of a charge or free of charge.

Disco or Nightclub

A building or part thereof where the primary function is the provision of dancing facilities.

Doctor/Dentist, etc.

Use of part of the dwelling house in which the practitioner resides for the provision of medical or professional services. Group practices are excluded from this definition.

Education

The use of a building or part thereof or land as a school, college, technical institute, academy, lecture hall or other educational centre. Where a building or part of a building on the same site as an educational building or on an adjoining site is designed for use or used as a residence for the staff or the pupils of that educational building such a use shall be deemed to be educational.

Extractive Industry

The winning of all minerals and substances in or under land of a kind ordinarily worked by underground or open cast mining.

Enterprise Centre

Use of a building or part of a building or land for small scale ("Starter-type") industries and/or services usually sharing grouped service facilities.

Funeral Home

A building or part of a building used for the storage, preparation and layout of human remains, the holding of burial services and the assembling of funerals. An undertakers premises where the functions of a funeral home are not carried out is regarded as a shop.

Garden Centre

The use of land, including buildings, for the cultivation, storage and/or the display and sale of horticultural products and the display and sale of related goods and equipment.

Guest House

A building or part thereof where sleeping accommodation and meal services are generally available to residents only.

Health Centre

A building or part thereof or land used for the provision of local medical, dental, prophylactic or social assistance services for the local community and including group practices and clinics.

Home Based Economic Activity

Service type activities carried on for profit by the occupier of a dwelling, such use being subordinate to the use of the dwelling as a residence.

Hospital/Medical Centre

A building or part thereof or land used for general medical treatment. This includes specialised hospitals and nursing homes.

Hotel/Motel

A building or part thereof where sleeping accommodation, meal services and other refreshments are available to residents and non-residents. Function rooms may also be incorporated as part of the use.

Industry (General)

The use of a building or part thereof or land for any industry other than a light industry or a special industry and includes a service garage but not a petrol station.

Industry (Light)

The use of a building or part thereof or land for industry (not being a special industry) in which the processes carried on or the machinery installed are such as could be carried on or installed in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit and may include a service garage but not a petrol station.

Motor Sales Outlet

A building or part thereof or land used for the display and sale of motor vehicles, agricultural machinery and implements.

Office-Based Industry

Office-based activities concerned with the output of a specified product or service, including: data processing, software development, information technology, technical consultancy, commercial laboratories/healthcare, research and development, media recording and general media associated uses, publishing, telemarketing. Other related uses not specified above may be included in the future at the discretion of the Planning Authority.

Office

A building in which the sole or principal use is the undertaking of professional administrative financial marketing or clerical work including services provided principally to visiting members of the public.

Open Space

Means any land, whether enclosed or not, on which there are no buildings or of which not more than one-twentieth part is covered with buildings and the whole of the remainder of which is laid out as a garden or is used for purposes of recreation or lies waste and unoccupied.

Petrol Station

A structure or land used for the purpose of the selling by retail of petrol, fuel oils, lubricating oils and liquefied petroleum gas generally for use in motor vehicles. It does not include a service garage or motor sales outlet. Petrol filling stations can provide a wide range of retail goods in an associated shop. In general these shops should remain secondary to the use as a petrol filling station.

Public House

A building or part thereof or land licensed for the sale of intoxicating liquor to the public for consumption on the premises.

Public Services

A building or part thereof or land used for the provision of "Public Services". "Public Services" include all service installations necessarily required by electricity, gas, telephone, radio, television, drainage and other statutory undertakers; it includes public lavatories, public telephone boxes, bus shelters, bring centres, green waste composting facilities, etc.

Recreational Building (Commercial)

A building or part thereof that is available for use by the public on payment of a charge.

Recreational Facility/Sports Club

A building or part of a building which may be available to the public on payment of a charge or free of charge in the use of which no excessive noise is produced and which may contain a theatre, a cinema, an art gallery or exhibition hall (other than for trading purposes), an assembly hall, a social centre, a community centre, a swimming pool, a bowling alley or a squash centre but may or shall exclude dance halls, band halls, discotheques or similar uses. It may also include facilities for other physical activities in the form of structured games or play for the purpose of recreation or amusement.

Residential

The use of a building or part thereof including houses, flats, bed-sitters, residential caravans, etc., designed for human habitation.

Residential Institution

A building or part thereof or land used as a residential institution and includes a monastery, convent, hostel, old peoples' home, nursing home and isolation hospital.

Restaurant

A building or part thereof where the primary function is the sale of meals and refreshments for consumption on the premises.

Retail Warehouse

A large single-level store specialising in bulky household goods such as carpets, furniture, and electrical goods, and bulky DIY items catering mainly for car-borne customers. Food and other convenience goods are not considered suitable in a retail warehouse.

Science & Technology Based Industry

Knowledge based processes and industrial activities (including ancillary offices) in which research, innovation and development play a significant part and which lead to and accommodate the commercial production of a high technology output.

Scrap Yard

Land used for the reception, dismantling, packing and storing of scrap metal before transport for processing and recycling elsewhere.

Service Garage

A building or part thereof or land used for the maintenance and repair of mechanically propelled vehicles, excluding heavy commercial vehicles.

Shop - Local

Local shops located in local centres or neighbourhood centres perform an important function in urban area. They can provide a valued service, catering daily or particularly for the casual needs of nearby residents or for those passing by. Local shops encompassing both foodstores and important non-food outlets such as pharmacies have significant social and economic functions; they offer a particularly important service for those less mobile, especially elderly and disabled people, families with small children and those without access to a car.

Shop - Major Sales Outlet

Shops, which are larger in scale than neighbourhood shops or are very specialised and therefore serve a wider area.

Shop - Neighbourhood

This category includes smaller shops giving a localised service in a range of retail trades or businesses such as sweets, groceries, tobacconist, newspapers, hairdresser, undertaker, ticket agency, dry cleaning and laundry depots and mini markets and designed to cater for normal "neighbourhood requirements". A neighbourhood shop / centre primarily serves a local community and does not generally attract business from outside the community.

Take Away

The use of a building or part thereof for the sale of hot food for consumption off the premises.

Travellers Accommodation

All accommodation specifically provided by the Council for occupation by members of the Travelling Community including group housing schemes, halting sites and residential caravan parks.

Veterinary Surgery

Use of a building or part thereof or land as a clinic or surgery for the treatment and care of animals. Animals may be housed on the premises for short periods for treatment purposes but not as part of a boarding kennel operation.

Warehouse

A building or part thereof where goods are stored or bonded prior to distribution and sale elsewhere. It may include the storage of commercial vehicles where this is ancillary to the warehousing function.

APPENDIX 4

Strategic Environmental Assessment



DUNBOYNE, CLONEE & PACE LOCAL AREA PLAN

STRATEGIC ENVIRONMENTAL ASSESSMENT

incorporating assessment of
proposed material amendments
to Draft Local Area Plan

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Technical Report Prepared For

Meath County Council

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BT/09/4673WR01

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1.0 INTRODUCTION

AWN Consulting Ltd. (AWN) has been commissioned by Tiros Resources Ltd. to undertake a Strategic Environmental Assessment (SEA) of the Local Area Plan (LAP) for Dunboyne, Clonee and Pace, Co. Meath (2009 – 2015). This report describes the SEA process and documents its findings.

The LAP area is located at the edge of the Metropolitan Area of Dublin City, 13km from Dublin City Centre and 27km from Navan on the N2 corridor. It is 4 km from Blanchardstown. In terms of geographical area, the area is predominantly agricultural (75%), with urban & associated land uses comprising circa 15%. It is estimated that 5% of the land outside of the 2 no. main settlements of Dunboyne and Clonee is in residential use unrelated to agriculture.

1.1 Introduction to Strategic Environmental Assessment (SEA)

Directive 2001/41/EC environmental assessment of the effects of certain plans and programmes on the environment ("SEA Directive") came into force in Ireland on 21st July 2004. The SEA Directive applies to plans and programmes for which the first formal preparatory action is taken on or after 21 July 2004. The SEA Directive has been transposed into Irish Law through the following Regulations:

- *European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. 435 of 2004); and*
- *Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436 of 2004).*

The main objective of the SEA Directive is to *"provide for a high level of protection for the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development."* There are four main requirements of the SEA Directive:

- The preparation of an Environmental Report, where the likely significant environmental effects are identified and evaluated.
- Consultation with the public, environmental authorities, and any EU Member State affected, on the environmental report and draft plan or programme.
- Consideration of the findings in the Environmental Report and the outcome of the consultations in deciding whether to adopt or modify the draft plan or programme.
- Publicising the decision on adoption of the plan or programme and how the SEA influenced the outcome.

It is widely believed that such environmental effects cannot be adequately addressed through project-level Environmental Impact Assessment (EIA), hence the development of the SEA Directive and associated methodology. It is intended that the application of SEA will lead to more sustainable development through the systematic appraisal of policy options. Ultimately, SEA seeks to address the more strategic environmental issues (such as cumulative and synergistic environmental impacts) through this 'high-level' form of appraisal.

1.2 Progress to Date

The publication of this Environmental Report was preceded by a number of earlier stages in the SEA process, as follows (from ‘*Assessment of the Effects of Certain Plans and Programmes on the Environment*’; Department of the Environment, Heritage and Local Government, 2004):

1. Screen certain plans (such as some Development Plans, Variations of Development Plans and Local Area Plans) to decide if SEA is necessary;
2. Where SEA is required, scope the Environment Report;
3. Collect baseline environmental data;
4. Prepare the Environment Report;
5. Consultation with designated environmental authorities, the public, and (if necessary) adjacent EU Members;
6. Provide specified information to the public, environmental authorities and any transboundary States, following adoption of the plan; and
7. Monitor the significant environmental effects of implementing the plan

1.3 SEA Screening Process

Screening is the term given to the process where the need for an SEA of a given plan or programme (P/P) is considered. Plans and Programmes can vary hugely in size and appearance. For the purposes of the SEA Directive, P/Ps are defined as:

“P/Ps shall mean plans and programmes, including those co-financed by the European Community, as well as any modifications to them:

- *which are subject to preparation and/or adoption by an authority at national, regional or local level or which are prepared by an authority for adoption, through a legislative procedure by Parliament or Government, and*
- *which are required by legislative, regulatory or administrative provisions.”*

Article 13A of the SEA Regulations refers to the “*determination of need for environmental assessment (i.e. SEA) of [a] development plan*”, i.e. SEA screening. The Article states that SEA is mandatory for specific development plans, and discretionary for others (depending of the potential for significant environmental effects).

In Ireland SEA is mandatory under the Regulations above for the following plans:

- Regional Planning Guidelines,
- City and County Development Plans,
- Development Plans by Town Councils, where the population of the area is 10,000 persons or more,
- LAPs for areas with a population of 10,000 persons or more, and
- Planning Schemes in respect of Strategic Development Zones (SDZs).

Meath County Council (the Authority) considers that the preparation of the LAP for Dunboyne, Clonee and Pace requires an SEA to be undertaken, on the basis that the population exceeds the 10,000 persons threshold. Section 3.4 of the SEA Directive Guidelines for Regional Authorities and Planning Authorities (November 2004, published by the Department for the Environment, Heritage and Local Government) states that “*if the planning authority considers there is a prima facie case for SEA, it should proceed to the scoping stage*”.

1.4 SEA Scoping

Scoping is the term applied to the consideration of the range of environmental issues that will be addressed in the Environmental Report of the SEA. It is not a legal requirement of the SEA Regulations, but is recommended as good practice. Scoping is a vital stage with respect to defining the scope and form of the SEA process. This will ensure that all the relevant environmental issues are properly addressed. The scoping stage of an SEA will also determine the level of detail that will be provided in the Environmental Report.

1.5 Key Environmental Issues

The key environmental issues were identified through consultation with Meath County Council.

The methodology for SEA scoping was based on a combination of:

- Review of available SEA guidance, both from Ireland and the UK;
- Review of previous Environmental Reports and other SEA documents;
- Examination of existing documentation from the study area; and
- AWN's experience in the field of SEA practice.

The key environmental issues for consideration in the preparation of the LAP are:

- The impact of an increasing population on existing services, facilities and housing
- Protection of the groundwater resource and water supply to the LAP area
- Protection of Dunboyne from potential flooding of the River Tolka
- Wastewater treatment capacity for the town
- Management of traffic volumes within and through the LAP area and provision of public transport infrastructure and for pedestrians/cyclists
- Preservation of the cultural heritage of the LAP area
- Landscape character of the LAP area

In order to address the key environmental issues identified above, the following environmental aspects are assessed in the SEA:

- Biodiversity and flora and fauna
- Human beings
- Soils and Geology
- Water
- Air and climate
- Noise
- Material assets
- Cultural heritage
- Landscape

1.6 SEA Scoping Consultation

The following organisations have been contacted with regard to scoping the SEA:

- Environmental Protection Agency (EPA)
- Department of Environment Heritage and Local Government (DoEHLG)

- Department of Communications Energy and Natural Resources
- Office of Public Works, flood relief division
- National Parks and Wildlife Service
- Eastern Regional Fisheries Board
- Department of Transport
- National Roads Authority
- Heritage Council
- Fáilte Ireland

2.0 CONTENTS OF THE ENVIRONMENTAL REPORT

The contents of the SEA Environmental Report can be found in Schedule 2B of the *Planning and Development (Strategic Environmental Assessment) Regulations 2004* (listed below), which itself based on Annex I of the SEA Directive.

The following information shall be contained in an environmental report:

- (a) An outline of the contents and main objectives of the plan or programme, or modification to a plan or programme, and relationship with other relevant plans or programmes
- (b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme, or modification to a plan or programme
- (c) the environmental characteristics of areas likely to be significantly affected
- (d) any existing environmental problems which are relevant to the plan or programme, or modification to a plan or programme, including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to the Birds Directive or the Habitats Directive
- (e) the environmental protection objectives, established at international, European Union or national level, which are relevant to the plan or programme, or modification to a plan or programme, and the way those objectives and any environmental considerations have been taken into account during its preparation
- (f) the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors
- (g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme, or modification to a plan or programme
- (h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information
- (i) a description of the measures envisaged concerning monitoring of the significant environmental effects of implementation of the plan or programme, or modification to a plan or programme
- (j) a non-technical summary of the information provided under the above headings.

The Environmental Report shall be structured as follows:

- Section 3.0 Dunboyne/Clonee & Pace LAP aims, objectives, links to other environmental protection objectives.
- Section 4.0 Consideration of Alternatives in the Dunboyne/Clonee & Pace LAP development.
- Section 5.0 Baseline environmental conditions and problems; future baseline conditions.
- Section 6.0 Predicted Significant Effects on the Environment and Mitigation
- Section 7.0 Monitoring

3.0 DUNBOYNE, CLONEE & PACE LAP AIMS AND OBJECTIVES, AND LINKS TO OTHER ENVIRONMENTAL PROTECTION OBJECTIVES

3.1 Aims and Objectives of LAP

Section 10 of the *Planning & Development Act, 2000* sets out mandatory objectives, which shall be included in a Development Plan. These are summarised as follows:

- The zoning of land for the use solely or primarily of particular areas for particular purposes where to and to such extent as the proper Planning and sustainable development of an area requires the uses to be indicated;
- The provision or facilitation of the provision of infrastructure;
- The conservation and protection of the environment;
- The integration of the planning and sustainable development of the area with the social, community and cultural requirements of the area and its population;
- The preservation of the character of the landscape and the character of architectural conservation areas;
- The protection of structures, or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest;
- The development and renewal of areas in need of regeneration;
- The provision of accommodation for Travellers;
- The preservation, improvement and extension of amenities and recreational amenities;
- The provisions of the *Major Accidents Directive (Directive 96/82/EC)*;
- The provision or facilitation of provision of services for the community;
- The protection of the linguistic and cultural heritage of the Gaeltacht, where applicable.

3.2 Relevant Environmental Protection Objectives

The following policy perspectives in the preparation of the Dunboyne, Clonee & Pace LAP were considered.

- *Sustainable Development: A Strategy for Ireland 1997*, which provides a framework for the achievement of sustainability at a local level.
- *National Development Plan 2007-2013* is an investment plan, which outlines the government's approach to growth and development on a national level over the 6-year period.
- *National Spatial Strategy 2002-2020* adds a spatial dimension to social and economic planning in Ireland. It provides a national framework for regional,

county and town plans in relation to policy guidance for the long-term development of Ireland.

- *Transport 21* forms part of the National Development Plan, providing the investment framework for infrastructural development and details specific infrastructural proposals.
- *Regional Planning Guidelines for the Greater Dublin Area 2004 – 2016* provide a planning framework for the Greater Dublin Area (GDA) and give regional effect to the National Spatial Strategy by developing its policies within the regional context.
- *Local Agenda 21* identifies the principles for the involvement and participation of local communities in the local democratic process. Meath County Council is committed to the objectives of Local Agenda 21 as indicated in the guidelines “*Towards Sustainable Local Communities*”.
- *The National Biodiversity Plan 2002* which aims at the conservation including where possible the enhancement and sustainable use of biological diversity in Ireland and to contribute to the conservation and sustainable use of biodiversity globally.
- *The Draft County Meath Heritage Plan 2007-2011* sets out a clear and coherent strategy and framework for the protection and enhancement of heritage over 4 years.
- Ministerial Guidelines and Directives including those on Housing Strategies, Retail Planning, Childcare, Residential Density, Transport, Architectural Conservation, Landscapes, Sustainable Rural Housing Guidelines and Strategic Environmental Assessment Guidelines. Due regard will be taken of all future amendments during the plan period.

4.0 CONSIDERATION OF ALTERNATIVES

The consideration of alternatives is an important part of the SEA process. The aim of the consideration of alternatives is to look at differing ways to achieve a stated objective or intention. Through considering alternatives, it may be possible to achieve the overall goal whilst minimising environmental effects.

Regarding the Dunboyne, Clonee & Pace LAP, no specific alternatives were explicitly considered. Instead, environmental considerations were considered through internal consultations within Meath County Council during the development of the LAP. This section shall summarise how environmental considerations were taken into account during the development of the Dunboyne, Clonee & Pace LAP – a key objective of the SEA Regulations.

The key landuse locations within the LAP area were selected on the basis of:

- Minimisation of impacts on environmental designations (pNHAs, aquifer protection areas etc.);
- Consideration and compatibility with neighbouring landuses; and
- Proximity to strategic infrastructure network.

These factors were used in drafting the draft Dunboyne, Clonee & Pace LAP, the policies of which were assessed against environmental assessment criteria.

5.0 BASELINE ENVIRONMENT

5.1 Biodiversity & Flora and Fauna

There are no sites with special designations to protect the natural heritage (for example, candidate Special Area of Conservation (SAC), Special Protection Area (SPA), Natural Heritage Area (NHA)) within the LAP area. Nor are there Areas of Geological Interest, as per the recent Geological Survey of County Meath, within the LAP area. However nature conservation is not confined to designated sites, as wildlife heritage is found throughout urban and rural areas.

5.2 Human Beings

The LAP area lies entirely within the Dunboyne Electoral Division (ED); however, no data relating solely to the LAP area is available from the Census or Central Statistics Office (CSO). As such the population for the LAP area was derived from the 2006 Census, the CSO Small Area Population Statistics (SAPS) and from the GeoDirectory Data from An Post. The towns of Dunboyne and Clonee form part of the overall ED for Dunboyne, which also includes the rural hinterland.

5.2.1 Population

The population of Dunboyne ED was recorded at 8,702 in 2006, an increase of 21.4% on the 2002 figure of 7,757. This compares to an increase of just over 30% in Navan Town and its Environs and 10.5% in Dunshaughlin Town and represents a significant slowdown from the 74.1% rate of increase experienced between 1996 and 2002. The population of Clonee is recorded at 1,000 in the 2006 census. This reflects a significant increase from the population of 173 recorded in the 2002 census. Table 5.1 shows the population of County Meath and the LAP area

	2002	2006	Change 2002 – 2006	
			Actual	Percentage
County Meath	134,005	162,621	28,826	21.4
Dunboyne ED	7,757	8,702	945	12.2
Local Area Plan	5,919	7,335	1,416	23.9
Dunboyne Town	5,363	5,713	350	6.5
Clonee Town	173	1,000	827	478

Table 5.1 Population of County Meath, Dunboyne Town, Dunboyne ED, Clonee Town and Local Area Plan Area, 2002 and 2006

Source: Central Statistics Office (CSO): 2002, 2006 Census

A comparison on the rate of growth between the rural and urban areas indicates the limited expansion in the population in rural areas and that, in line with policy on rural housing, the bulk of the population growth is directed to the urban centre of Dunboyne.

5.2.2 Employment

The labour force comprises the total number of people at work, the number of unemployed and the number of first time job seekers. In 2006, the size of the labour force in Meath was 83,920 and in the Dunboyne ED it was 4,363. This represents an increase from 63,134 and 3,587, respectively on the 2002 figure. The overall participation rate in Meath was 67.5% in 2006, an increase from 61.7% in 2002. The comparable figures for the Dunboyne ED were 70% and 69%, respectively. The unemployment rate in Meath remained static during the period 2002 – 2006 at 6.5%. In the Dunboyne ED, the number of unemployed people (including first time job-seekers) increased slightly from 3.84% to 4.90% over the 2002-2006 period. The number of people employed, however, increased by 20.2%. The corresponding figure for Meath was a very significant 36%.

5.2.3 Prevention of Major Accidents

There are three sites within the Damastown area within Fingal County Council adjacent to the LAP boundary, one of which is a notified upper tier Seveso site (EU Seveso II Directive (96/082/EEC)), and two notified lower-tier Seveso Site. While these sites are located outside the development boundary of LAP, it is important to note that some restrictions apply to proposed land uses in the surrounding area of a designated Seveso site, as identified by the Health and Safety Authority.

5.2.4 Open Space and Amenities

The current provision of public open space, zoned as such in Dunboyne is 18 hectares. In addition, there is some 5 hectares, which is publicly accessible open space, but not zoned as such. There are a number of sporting facilities in Dunboyne, including the GAA club, Soccer club, Athletic Club and Tennis Club. The provision of a playground and skate park to the park to the north of Dunboyne Castle Hotel is a welcome development.

In Clonee, there is a lack of publicly accessible communal open space. The tennis club and pitch and putt club provide an amenity to the community, but the majority of the public open space zoned lands are in agricultural use, and have been so zoned to serve as a visual amenity and buffer to residentially zoned lands rather than as a community resource.

5.3 Soils and Geology

5.3.1 Soils & Subsoils

The Teagasc Soil Map of Ireland shows the LAP area to be comprised of made ground with soil covering the area to be predominantly till derived from Carboniferous limestone. These sedimentary rocks have only been mildly affected by folding and retain many of their original sedimentary and depositional structures.

According to the Soils Map of Ireland the LAP area lies on grey brown podzolics. Grey brown podzolic soils are usually formed from a calcareous parent material, which counteracts the effects of leaching. The lighter texture grey brown podzolics are good all-purpose soils, while the heavier textured members are highly suited to pasture production, responding well to manurial and management practice. See Figure 5.1.

5.3.2 Geology

The bedrock geology of the LAP area is dominated by rocks of Carboniferous Period. The site proposed for development rests on limestone bedrock from the Lower Carboniferous (Dinantian) period. See Figure 5.2.

Much of the limestone found in Ireland was formed during the geological Upper Palaeozoic era, when a warm shallow sea covered a large area of what is now Ireland.

Limestone in Ireland was formed during the Carboniferous period, approximately 355 – 290 million years ago, by deposition of calcium carbonate (formed by the deposition of marine organisms with calcium carbonate shells and skeletons) at the bottom of the sea. During the Carboniferous period in this area, general subsidence permitted the sea to invade the lower ground of the area. Continued subsidence resulted in the laying down of shallow and then deeper marine sediments.

The LAP area is located on the Lucan Limestone Formation, which is comprised of dark grey, well bedded, cherty, graded limestones and calcareous shales. There is a wide variation in grain size, colour and proportion of shale in this formation. The area to the north of the LAP area overlies the Meath Formation which comprises of varied shallow-water lithologies, including micrite, oolite, sandstone, argillaceous fossiliferous limestone, silty limestone and shale.

5.4 Water

5.4.1 Hydrology

The Water Framework Directive (WFD), which is currently being implemented throughout Ireland, requires Member States to implement the necessary measures to prevent deterioration of the status of all bodies of surface water, and protect, enhance and restore all bodies of surface water with the aim of achieving good status by 2015.

The WFD requires good water status for all European waters by 2015 through the implementation of River Basin Management Plans.

The LAP area falls within the catchment of the Tolka River, and is part of the Eastern River Basin District (ERBD). RBDs cross Local Authority boundaries, reflect the natural catchment areas of rivers, and were developed to improve water quality in Ireland in line with EU legislation.

The recently published Draft River Basin Management Plan for the Eastern Region included the results of extensive research and tests on water quality in the ERBD. It highlighted the poor quality of the River Tolka, and set out a series of measures to safeguard or improve their quality. The ecological status of surface waters in the LAP area was found to be 'Moderate' or 'Bad', while groundwater in the LAP area was found to be of 'Good' status. Figures 5.3 and 5.4 shows the water quality and WFD status of the river bodies in the LAP area.

As part of the draft ERBD Management Plan, specific rivers' issues were identified and actions as to improve the water quality were identified. In the Tolka, the problems identified are as follows:

- High Nutrients (Phosphorus and Ammonia)
- Oxygen Demand
- Low Ecological Rating
- Heavily modified channel

The causes of these problems have also been identified, with agriculture the main source, and wastewater and industrial discharges also featuring as a significant contributor.

5.4.2 Hydrogeology

Groundwater can be defined as water that is stored in, or moves through, pores and cracks in sub-soils. The potential of rock to store and transport water is governed by permeability of which there are two types, intergranular and fissure permeability.

The Geological Survey of Ireland (GSI), EPA, and the DoEHLG have developed a programme of Groundwater Protection Schemes, with the aim of maintaining the quantity and quality of groundwater in Ireland, and in some cases improving groundwater quality, by applying a risk assessment approach to groundwater protection and sustainable development.

The Ground Water Protection Scheme divides a chosen area into a number of Groundwater Protection Zones, according to the degree of protection required for the aquifer. To define Groundwater Protection zones, the area is first zoned according to groundwater vulnerability. The flow of groundwater through bedrock in Ireland is almost completely by means of fissure flow. Therefore the main feature which protects groundwater from contamination, and hence the most important feature in protection of groundwater, is the subsoil (which can consist solely of, or mixtures of, peat, sand, gravel, glacial till, clays or silts). Groundwater is most at risk where subsoils are absent or thin and in karstic areas, where surface streams sink underground at Swallow Holes. The area is then zoned according to the degree of importance the aquifer holds; regional, local or not important. Groundwater Protection Zones are then assigned to those aquifers, which are most at risk, and are also important as water supplies.

The Groundwater Protection Scheme for County Meath has been completed under the auspices of Meath County Council. This protection scheme has outlined the degree of vulnerability of the aquifers in the county, and guidelines as to how to protect these aquifers.

Figure 5.5 shows the groundwater vulnerability map for the LAP area under the County Meath Groundwater Protection Scheme. It can be seen from the map that the proposed area overlies aquifer classed as predominantly low vulnerability with an area of moderate/high vulnerability to the north and south of Dunboyne.

Figure 5.6 shows the aquifer classification map for the LAP area. It can be seen that the site overlies an aquifer which is of Local Importance only. It is classified by the GSI as being generally moderately productive.

5.4.3 Flooding

The Tolka River flows through Dunboyne from the west, on towards Clonee and then into Fingal County. A significant portion of the central area of the LAP area comprises the flood plain of the Tolka. While dry weather flow in the river can be relatively low,

serious flooding of both settlements and the surrounding area has occurred extreme rainfall events. Historically, the Tolka suffered major floods in December 1954, 6th November 2000 and 28th October 1880.

The flood event of November 2002 was considered a 1:100 year event and caused extensive damage. In response to this The River Tolka Flood Study 2003 was undertaken to assess flooding issues and to propose alleviation works along the Tolka from lands immediately west of Dunboyne up to Dublin City Centre. According to the consultants who piloted the project, the majority of these works have now been completed.

The attenuation of flood water is of considerable importance in the LAP area, to mitigate the effects of the run-off from hard standing and impermeable surfaces in the event of heavy rainfall. Subsequent to the extensive flooding which occurred in 2000 and 2002, substantial flooding alleviation measures were put in place, in line with the River Tolka Flood Study 2003.

It is only possible to minimise the flooding and as such substantial areas around Dunboyne and Clonee will be required as floodplain for the various flood events arising from the Tolka, particularly the 1:100 year event.

5.5 Air and Climate

The major source of air pollution within the Dunboyne / Clonee / Pace LAP Area is road traffic, specifically that on the N3 (and in future the M3 Clonee to North of Kells Scheme). Air quality is variable and subject to significant spatial variation, with concentrations generally falling significantly with distance from major road sources. The highest levels of air pollution are experienced along the N3 national primary route and the R156 and R157 regional roads (particularly in Dunboyne). The remainder of the LAP Area generally experiences rural background concentrations of pollutants.

A review of IPPC licences issued by the EPA for the region shows no IPPC licensed facilities within the LAP Area. However, the IPPC licensed facilities of Kepak Clonee, Mallinckrodt Medical Imaging, Astellas Ireland and Helsin Chemicals are located nearby. The EPA documentation shows that abatement systems and emissions monitoring programmes are required at these facilities to ensure that air emissions do not have significant effects on the environment.

Ireland ratified the United Nations Framework Convention on Climate Change (UNFCCC) in April 1994 and the Kyoto Protocol in principle in 1997 and formally in May 2002(1,2). For the purposes of the EU burden sharing agreement under Article 4 of the Kyoto Protocol, in June 1998, Ireland agreed to limit the net growth of the six GHGs under the Kyoto Protocol to 13% above the 1990 level over the period 2008 to 2012(3,4). The UNFCCC is continuing detailed negotiations in relation to GHGs reductions and in relation to technical issues such as Emissions Trading and burden sharing. The most recent Conference of the Parties (COP14) to the agreement was convened in Poznan, Poland in December 2008.

5.6 Noise

At this strategic level of environmental assessment it is not considered necessary or feasible to establish the baseline noise environment across the LAP area by means noise monitoring surveys. It is however possible to broadly scope the noise

environment through examination of the town plan and experience of typical environmental noise landscapes.

The N3 is the primary transport corridor within the Local Area Plan area. The existing N3 dual carriage way bounds Clonee and the village is effectively surrounded by interchange junctions with the road. The noise climate within the village would be expected to be dominated by road traffic noise from the N3, which serves as the main artery route between Navan and Dublin, with a high proportion of heavy vehicle traffic.

The existing N3 runs c. 1km from the centre of Dunboyne. The R157 Maynooth Road/Navan Road and the R156 Dublin Road/Summerhill Road both dissect the centre of Dunboyne and provide access to the N3. It would be expected that road traffic noise from these two regional roads would be the primary contributor to the overall environmental noise climate throughout the town. However away from close proximity to the roads the noise climate would be expected to be more varied and influenced more by local noise sources such as building services equipment serving shops and restaurants, local traffic, community noise and distant sources such as noise from the N3. Noise levels in the vicinity of industrial and commercial premises may be exposed to operational noise from machinery and delivery lorries along with building services noise.

Although it has not been necessary to determine the localised noise environment in relation to this strategic assessment it should be noted that when assessing individual developments it is important that the local noise environment is adequately classified through appropriate environmental noise measurement survey. Noise measurements should be conducted in general accordance with the guidance set out in *ISO 1996: Acoustics – Description, measurement and assessment of environmental noise - 2008*.

5.7 Material Assets

The terms material assets covers a wide range of items in the LAP area. Material assets are taken to be infrastructure and buildings, transport infrastructure and utilities. Other material assets include natural resources covered in soils, landscape, and water. The existing material assets will be utilised, upgraded, and protected where applicable, in the future development of the area. This section addresses the following with regard to the LAP:

- Surface Water Drainage
- Waste water
- Water Supply
- Transportation
- Power
- Waste Management
- Information and Communications Technology (ICT)

5.7.1 Surface Water Drainage

Rainfall on a Greenfield site is either absorbed into the ground or runs off slowly to the nearest watercourse. With development, much of the LAP area becomes impermeable with runoff being piped to the nearest watercourse or storm drain. Thus both the volume and the rate of runoff can dramatically increase, which may lead to flooding or increased overflows from combined sewers, neither of which is

acceptable. It is the policy of the Meath County Council to prevent flooding caused by poorly drained runoff. In order to achieve this, Sustainable Urban Drainage Systems (SuDS) will be incorporated into developments in order to reduce and ultimately prevent flooding. SuDS are effective technologies which aim to reduce flood risk, improve water quality and enhance biodiversity and amenity.

5.7.2 Waste Water

Meath County Council currently exports waste water from Dunboyne and Clonee to Fingal County Council via the '9C' trunk foul sewer at Mulhuddart which is then conveyed through its network to Dublin City Council for treatment at the Ringsend Water Treatment Plant. Meath County Council has recently completed sewer network rehabilitation and upgrading of the existing network in the Dunboyne and Clonee area which has reduced the level of groundwater infiltration and increased capacity.

The design of the sewer pipe system around Dunboyne could accommodate up to 16,000 - 18,000 PE. The drainage agreement in place between Meath County Council and Fingal County Council allows for up to 6,000 P.E. to be exported from Dunboyne and Clonee to Fingal County Council.

The '9C' sewer is at capacity but there are plans to provide a duplicate sewer; however this is not expected until 2014. Ringsend Waste Water Treatment Plant is operating above capacity; an extension of the plant is not expected until 2014. This extension and the duplication 9C sewer will provide for population growth to 12,000 persons. A Regional Wastewater Treatment Plant and Orbital Sewer would provide a long term solution but will not be available prior to 2018 as stated in the GSDS (Greater Dublin Strategic Drainage Strategy).

5.7.3 Water Supply

Due to the distance of the corridor from major drainage catchments or surface or ground water abstraction points, the provision of water continues to create difficulties for the development of settlements within the corridor. Providing these services is difficult on both economic and technical grounds necessitating regional solutions involving the co-operation of adjoining Local Authorities. Accordingly, Meath County Council currently imports potable water from Fingal County Council; Dunboyne is supplied at Clonee and Clonee from Coolquay. In 2002 it was calculated that the requirement to serve the then total zoned lands in the Dunboyne area was 5,872 cubic metres per day. While no formal agreement is in place, Fingal County Council has undertaken to provide Meath County Council with potable water up to this requirement until it can become self sufficient in this regard.

In 2005 Meath County Council imported 2,800 cubic metres of potable water per day from Fingal County Council to serve the Dunboyne area. Currently, there is a cap of 3,000 cu. m. per day in place; demand runs at c.1,800 cu. m. per day which has been reduced by c.1,000 cu. m. through the implementation of water conservation techniques. Accordingly, if there is increased demand in the interim it can be accommodated via the existing supply lines.

The current supply exceeds the design capacity of the water treatment plants. It is intended that supply this will be increased to 5,340 cu. m. per day; however, not before 2011 once the Leixlip Water Treatment plant has been upgraded to accommodate it. Upgrading of the Leixlip Water Treatment plant will commence in 2009 and be completed in 2011 and will provide short term improvements, which could cater for a population of approximately. The typical level of unaccounted for

water in Meath is 50% due to consumer negligence, leaking pipes or lost through illegal or unknown connections. Unaccounted for water supply in the Local Area Plan area is assumed to be in the region of 40%. Current water conservation projects aim to reduce this to accepted economic levels of leakage which typically range from 25 – 35%.

The existing water supply line will have to be upgraded. The project is included in the Water Services Investment Programme 2007 – 2009. Current cost is €6million, total construction cost is unclear, funds to go to planning are available but not to construction. The longer term solution requires a new major supply source and a public consultation process is currently underway with a possible alternate supply being available from the River Shannon.

The availability of a long term water supply for this area needs to be addressed in conjunction with the phasing of construction of units in the LAP. Existing supply serves the entire LAP area except for the area to the north of the M3.

The supply of water network will be increased once the Leixlip Water Treatment plant has been upgraded. The plant upgrade will commence in 2009 and be completed in 2011 and will provide short term improvements, which could cater for a population of approximately. The upgrading of the existing water supply line is included in the Water Services Investment Programme 2007 – 2009. Current cost is €6 million, total construction cost is unclear, funds to go to planning are available but not to construction.

Current water conservation projects aim to reduce unaccounted for water supply in the Local Area Plan area from in the region of 40%.to accepted economic levels of leakage which typically range from 25 – 35%.

5.7.4 Transportation

Dunboyne lies at the intersection of the R156 and R157 regional roads and is served by Dublin Bus and the regional services operated by Bus Eireann. The town was served by rail until the 1960's as part of the Dublin-Clonsilla-Navan rail link. Finally, it is an objective to reserve potential sites for "Park and Ride" facilities in association with improved bus – QBC and potential future rail services into Dunboyne.

Public transport routes include Bus Eireann, Dublin – Dunboyne Summerhill and Dublin Bus – Route 70 to Dunboyne

The Clonsilla to Pace railway line, which will include stations at Dunboyne and Pace is provided for in Transport 21. It is currently being constructed and is due to open in 2010. The line is planned to extend to Navan in the future. The transportation and land use strategy of this LAP is compatible with the line terminus being Pace or Navan. The M3 Motorway upgrade, which is under construction is also being funded through Transport 21 and is due to be completed in 2010. These infrastructure improvements are at the core of the rationale of facilitating the population growth envisaged in the Corridor.

The Draft Integrated Framework Plans for Land Use and Transport (IFPLUT) sets out the most appropriate land use and transportation arrangement for the Corridor over the medium to long-term set out over a number of phases equating to the future sequence of LAP's. The focus of the Draft IFPLUT spatial strategy is to couple the future development of the Corridor with the railway line and retain the M3 Motorway for inter-regional vehicular traffic. This is manifested in the initial consolidation of

development within 1 kilometre of Dunboyne railway station with the majority of later development to be consolidated within 1 kilometre of the Pace Interchange. In this way, the future character of the Corridor will be that of a series of rail based settlements. The future growth of Clonee Village will be preserved for local infill development.

5.7.5 Power

Meath County Council supports national and international initiatives for limiting emissions of greenhouse gases, encouraging the development of renewable energy sources and reducing energy consumption. New technologies have enabled the development of sustainable energy sources. These include, wind, biomass and waste, solar, hydro, combined heat and power, geothermal heat transfer, etc. New building regulations have introduced strict policies with regard to energy efficient building, including domestic dwellings. The Planning and Development Regulations 2007 and 2008 exempt a range of micro renewable technologies from the need to apply for planning permission. In addition to this, Meath County Council will seek to promote all appropriate technologies through the development management process.

5.7.6 Waste Management

In terms of waste management infrastructure, the Waste Management Plan for the North East Region 2005-2010 forecasts the use of the landfill for municipal waste disposal for the period 2005-2010.

In terms of waste management infrastructure the Waste Management Plan for the North East Region is taken into consideration for all policies and plans in the North East region. The plan was published in 2001 by Meath County Council, Louth County Council, Cavan County Council and Monaghan County Council. The Plan was reviewed in 2004, and the revised Plan for the 2005 – 2010 was published in 2006.

The need to progress towards waste management targets established at EU and National level is recognised in the Plan. As such, ambitious targets are stated in the revised (current) Plan, for businesses in terms of waste reduction, reuse, recycling and disposal. These are essentially unchanged from the original targets set for the region and are summarised in Table 5.2.

Source	Recycling	Energy Recovery	Landfill
Household	43%	39%	18%
Commercial & Industrial	43%	39%	18%
Construction & Demolition	85%	-	-

Table 5.2: Waste Management Targets for the North East Region (2005 – 2010)

Municipal landfill charges in Ireland are based on the weight of waste disposed. In the Meath Region, charges are approximately €120-140 per tonne of waste at Knockharley landfill, (which includes a €20 per tonne landfill levy introduced under the *Waste Management (Landfill Levy) Order 2008*).

5.7.7 Information and Communications Technology (ICT)

High speed broadband is an essential requirement for the attraction of business into a town, particularly in the context of the objective to secure jobs in the town and to reduce commuting. The Department of Communications, Energy and Natural Resources has put in place a regional broadband programme which includes for the building of high speed, open space broadband networks, in association with the local and regional authorities, in major towns and cities.

The success of the first phase of the Metropolitan Area Networks (MANs) programme has led to a second phase of projects, for broadband provision in over 90 towns with a population in excess of 1,500 people. Dunboyne/Clonee are included in this phase. MANs are completed or under construction in 66 additional towns under Phase II of the Programme. The construction of the networks in these 66 towns was completed in mid 2008. Construction of MANs in the remaining 28 towns is currently under review pending the outcome of a value for money review of phase 1 of the programme and the outcome of the consultation on the Next Generation Broadband policy paper.

5.8 Cultural Heritage

Both Dunboyne and Clonee have a distinct character of their own; Dunboyne was based on an earlier Manorial settlement, and rebuilt in the nineteenth century with terraces planned in an orderly fashion around a central village square and green, while Clonee's development was more gradual, with a disjointed arrangement of buildings along the main road developing into Clonee's single street. The County Development Plan contains a number of policies to protect the built and natural heritage of the county, including the designation of the village centre of Dunboyne as an Architectural Conservation Area (ACA).

There are a number of structures within the LAP area on the Record of Protected Structures. These are listed as Appendix 3. These include several terraced houses in Dunboyne, thatched houses, country houses such as Dunboyne Castle and Summerseat near Clonee, both the Roman Catholic and Church of Ireland churches in Dunboyne, structures such as the bridge and water pump in Clonee, among others.

There are a number of other structures in Dunboyne which contribute to the sense of place and character of the village, including a terrace of ten houses to the north on the Navan Road, and a terrace of houses to the south of the Green.

It is noted that one structure in Clonee, although listed on the Record of Protected Structures (RPS) (MH051-102), was demolished subsequent to its recording by the National Inventory of Architectural Heritage (no. 14342004), but prior to its recommendation by the Minister for addition to the Record of Protected Structures. Its addition to the RPS was therefore a clerical error and this will be corrected during the forthcoming review of the RPS.

Other buildings of architectural, artistic, cultural or historic interest include Gunnocks House and Piercetown House.

5.9 Archaeological Heritage

There are a number of archaeological sites in the LAP area, however, many of these have little in the way of extant remains. It is thought that a motte was once sited in

Dunboyne, based around the original manor. However, there is no physical evidence of this today. The medieval parish church was situated to the west of the village; and part of the tower survives today. The church is described as an Early Christian, multivallate, circular ecclesiastical enclosure with rectangular earthworks and D-shaped earthwork. There is also a liner ditch found in Dunboyne. The area surrounding this, and encircling most of the centre of the village, is an area of Archaeological Interest.

In Loughsallagh and Clonee, written evidence of the destruction of churches exists, however, there is no above ground evidence. There are three known earthworks and enclosures to the north of Dunboyne, and a possible Fulacht Fia in Clonee.

5.10 Landscape

A Landscape Character Assessment (LCA) was carried out by Meath County Council in May 2007. The LCA divides the county into 4 landscape character types (LCTs) representing generic areas of distinctive character such as uplands or river corridors. These LCTs are sub-divided into 20 geographically specific landscape character areas. Information has been gathered through extensive research and site survey work. The LCA is also accompanied by a database of photographs and a series of maps showing, inter alia, the boundaries of Landscape Character Areas, statutory designations, land uses, water bodies, soil types, historic features and transportation routes. The LCA includes recommendations that would if implemented protect and enhance the landscape character, and facilitate and guide sensitively designed development.

The LCA places a value on each landscape character area, ranging from 'Exceptional' to 'Low'. The Landscape Character Areas are evaluated using criteria which takes account of scenic quality, tranquility, remoteness, rarity, cultural associations, history, conservation, recreational interests and broader social, economic and environmental aspects. A judgement has also been made of the importance of each landscape character area in an international, national, regional or local context.

This does not always relate directly to its value or sensitivity - locally important areas can make as much of a contribution to strong landscape character. However, an internationally important area may require greater consideration in terms of statutory protection and management (e.g. if it is a major tourist attraction).

The sensitivity of the Landscape Character Areas is defined as its overall resilience to sustain its character in the face of change and its ability to recuperate from loss or damage to its components.

Sensitivity is evaluated using criteria ranging from 'High' to 'Low' and is based on the interaction of individual components such as landform, amount of evident historical features (time depth) and distribution of viewers. A highly sensitive landscape is likely to be vulnerable, fragile and susceptible to change whereas a landscape with low sensitivity is likely to be more robust and / or tolerant of change. Table 5.3 shows the Landscape Character Summary Matrix for the LAP area.

Landscape Character Type	Landscape Character Area	Value: Exceptional, Very High, High, Moderate, Low, Very Low	Importance: International, National Regional, Local	Sensitivity: High, Medium, Low
Lowland Landscapes	10. Ashbourne-Dunboyne Farmland 11. Dunboyne Farmland	Low Very High	Regional Regional	High Medium

Table 5.3: Landscape Character: Summary Matrix - Value, Importance and Sensitivity of Landscape Character Areas

Finally, the potential capacity of each LCA is based on indicative types of development that are likely to occur within the study area. Capacity is the ability that the landscape has to absorb specific types of development. It is only possible to define actual capacity on a case-by-case basis because it will vary according to the type and form of development, its location in relation to the landscape character area in question and its visibility from it.

6.0 PREDICTED SIGNIFICANT EFFECTS ON THE ENVIRONMENT AND MITIGATION

This section highlights the predicted significant effects on the environment of the implementation of the LAP and associated mitigation measures if applicable.

6.1 Assessment Methodology and Environmental Criteria

The policy and objective assessment process is based on a matrix-type assessment, whereby each policy is individually assessed against the SEA assessment criteria in Table 6.1. The criteria have been developed following a review of SEA guidance, both from Ireland and the UK, and recent examples of SEA's in Ireland.

Aspect	Environmental criteria
Biodiversity, fauna & flora	<ul style="list-style-type: none"> • Conserve and promote the diversity of habitats, protected/designated conservation areas and protected species
Human Beings	<ul style="list-style-type: none"> • Improve people's quality of life based on high-quality residential, working and recreational environments and on sustainable travel patterns • Promote social inclusion for all • Reduce and prevent crime and the fear of crime • Promote existing and new recreational, nature/wildlife, open space and community facilities
Noise and vibration	<ul style="list-style-type: none"> • Minimise noise, vibration and emissions from traffic, industrial processes and extractive industry
Water	<ul style="list-style-type: none"> • Promote sustainable water consumption patterns, based on long-term protection of available water resources • Reduce progressively discharges of polluting substances to all waters • Protect all sources of public drinking water supply
Soil (inc. minerals)	<ul style="list-style-type: none"> • Maintain the quality of soils • Give preference to the re-use of brownfield lands, rather than developing of greenfield lands • Minimise the consumption of non-renewable sand, gravel and rock deposits • Minimise the amount of waste sent to landfill
Air & climate	<ul style="list-style-type: none"> • Reduce all forms of air pollution • Minimise emissions of greenhouse gases to contribute to the reduction and avoidance of human-induced global climate change • Reduce energy consumption patterns and maximise the use of renewable energy sources with respect to climate change
Material assets	<ul style="list-style-type: none"> • Maximise use of existing built environment • Avoid flood risk in selecting sites for development
Cultural heritage	<ul style="list-style-type: none"> • Promote the protection and conservation of cultural, architectural and archaeological heritage resources
Landscape	<ul style="list-style-type: none"> • Conserve and enhance values and historic landscapes, and features within them • Promote conservation and enhancement of townscapes and the urban environment

Table 6.1: SEA Assessment – Environmental Criteria

The information sources used in developing the environmental assessment criteria are detailed as follows:

- Development of Strategic Environmental Assessment (SEA) Methodologies for Plans and Programmes in Ireland; prepared for the Environmental Protection Agency (Ireland) by ERM Ireland Ltd (2003)
- Implementation of the SEA Directive, Guidelines for Regional Authorities and Planning Authorities; DoEHLG (November 2004)
- The Strategic Environmental Assessment Directive: Guidance for Planning Authorities; Office of the Deputy Prime Minister, UK; (October 2003)

6.2 Significant Environmental Effects and Mitigation

Much of the LAP area is rural and in agricultural use; the LAP contains goals, policies and objectives providing strong protection for the natural heritage of the area, and it is not intended to repeat these here. This area has been particularly vulnerable to flooding in the past. Special provisions to address these issues are appropriate. While there are no special designations such as NHA's or cSAC's within the area, the protection of the natural heritage is nonetheless a goal of the LAP, and this is reflected in the policies adopted below.

6.2.1 Biodiversity & Flora and Fauna

Policies & objectives of Dunboyne, Clonee & Pace LAP

Natural heritage objectives and policies likely to affect biodiversity and flora and fauna include:

POL LAN 1: To protect existing ecological corridors including rivers, streams, hedgerows, trees, wooded areas, scrub and traditional stone walls. All proposals for development shall be required to identify all ecological corridors, assess the impact of the proposal on these and set out detailed mitigation measures to offset any negative impact.

POL LAN 2: Mature trees and hedgerows will be preserved and protected in recognition of the contribution mature trees make to the landscape and character of an area in addition to their value as wildlife corridors. Open space and walkways will incorporate, where possible and appropriate, existing mature trees and hedgerows and contain new planting to strengthen potential habitat links.

POL LAN 3: Native species (preferably of native genetic stock) will be used for preference in planting schemes in existing and new parks and in open space areas.

POL LAN 5: To preserve and protect mature trees in and around Dunboyne.

POL LAN 6: To develop the new primary pedestrian walkway connections as mapped in Dunboyne and Clonee as 'green corridors'. These pedestrian routes will not simply provide a footpath. Provision for connection through areas of hard standing, out to the Green Belt zone, will promote biodiversity, access and high visual amenity as green 'wedges' maintaining a strong visual and physical connection from the rural landscape into the town. The walkways network will create and strengthen habitat links throughout the town.

Likely Significant Effects

The proposed zoning map proposes that residential communities, open spaces and other commercial and industrial development be provided for in areas that have been

identified as containing flora and fauna habitats of interest including wet grassland, treeline and hedgerow habitats.

Mitigation

Implementation of the LAP policies and objectives will ensure that there are no significant negative effects on biodiversity, flora and fauna.

6.2.2 Human Beings

The LAP provides for a population target of 15,000. In relation to employment, the LAP identifies that the current trend in Meath is similar to the national trend in that the rate of unemployment has increased significantly (by 96%) from December 2007 to December 2008.

Policies & objectives of Dunboyne, Clonee & Pace LAP

POL REC 1: To implement the open space strategy in accordance with the highlighted maps in the LAP.

POL REC 2: To create a hierarchy of open space in order to achieve a choice of open space facilities, thus enabling greater accessibility to a variety of open space types. New parks will be developed comprehensively and may occupy slightly different boundaries than the zone but must; match the area zoned, include the required play provision, be designed to a high standard and connect as shown to the pedestrian and cycleway network.

POL REC 3: To ensure access to play areas and equipment is provided for every child in Dunboyne and Clonee within a walkable distance from home to promote physical wellbeing and social interaction for families in accordance with the Draft Meath Play Policy.

POL REC 4: To promote and facilitate the development of cycling and walking facilities in and around Dunboyne through implementation of the primary Pedestrian and Cycleway routes. This will occur through both new development and upgrades to existing road corridors.

POL REC 5: To provide a children's playground in Clonee.

POL REC 6: To review the provision of play equipment provided in Dunboyne Park during the lifetime of this plan, to ensure adequate provision for children of all ages, and to consider the possibility of providing a FitZone for adults in Dunboyne Park.

Likely Significant Effects

Implementation of the LAP will provide high quality residential, working, educational, community and recreational environments as well as sustainable travel patterns. Providing for social and affordable housing promotes social inclusion. The LAP places a significant emphasis on the provision of high quality open space and recreational areas with pedestrian and cyclist links between and to residential areas. Therefore, it is considered that implementation of the LAP will have positive effects on people's quality of life. In relation to employment, the zoning of land for commercial and industrial uses together with the provision of a sustainable transport network including rail link, M3 motorway and the proposed distributor link road will promote the area.

The consequences of a population increase may affect human health in relation to the capacity of the potable water supply, and the impact of increased traffic generated by the increased population on local air quality and noise and vibration levels. Protection of the quality of water supply is vital to ensuring the health of the population of the LAP area. The Eastern RBD Draft River Basin Management Plan (December 2008) has identified that the main pressures on the groundwater resource in the area are from agriculture and wastewater from unsewered properties and has recommended that measures be taken to reduce groundwater pollution from these sources. The LAP policy of ensuring that new developments are drained satisfactorily will have a positive contribution to maintaining groundwater quality. The LAP should also include policies and objectives to ensure protection of the quantity of the groundwater resource.

Mitigation

In relation to the protection of human health, the LAP should include policies and objectives to ensure protection of the quantity and quality of the water resources that supplies the Water Supply Scheme.

6.2.2.1 Prevention of Major Accidents

Policies & objectives of Dunboyne, Clonee & Pace LAP

EMP POL 6: Reducing the Risk of Major Industrial Accidents to comply with the Seveso II Directive in reducing the risk and limiting the potential consequences of major industrial accidents.

EMP POL 7: Future Major Hazard Establishments to maintain appropriate distances between future major accident hazard establishments and residential areas, areas of substantial public use and areas of particular natural sensitivity or interest.

EMP POL 8: Proposals for New Seveso Sites to have regard to the advice of the Health and Safety Authority when proposals for new SEVESO sites are being considered

Likely Significant Effects

To prevent major accidents in the LAP area In this LAP, the focus is to ensure that proposal for new establishments at risk of causing major accidents; expansion of existing establishments and developments near existing establishments, are all taken into account the need to prevent major accidents involving hazardous substances and safeguard both the public and the environment.

Mitigation

In the assessment of planning applications for new development involving hazardous substances, the Council will have regard to:

- the SEVESO Directive and Major Accident Regulations;
- HSA generic land-use planning advice;
- potential adverse impacts on public health and safety, and
- the need to maintain appropriate safe distance between residential areas, areas of public use and areas of particular natural sensitivity.

6.2.3 Soils and Geology

Policies & objectives of Dunboyne, Clonee & Pace LAP

N/A

Likely Significant Effects

The removal of the soil layers and bedrock will occur during the construction of proposed developments, contaminated material could be present if located at a Brownfield site.

The significant effects in relation to soils and geology are that, should a Construction & Demolition Waste Management Plan not be implemented, this may lead to litter or pollution issues on the site or adjacent sites.

Mitigation

If Construction & Demolition Waste Management Plans are implemented, and a high level of due diligence is maintained, there will be no impact on the soils and geology at proposed developments.

6.2.4 Water

The LAP area falls within the catchment of the Tolka River, and is part of the Eastern River Basin District (ERBD). The ecological status of surface waters in the LAP area was found to be 'Moderate' or 'Bad', while groundwater in the LAP area was found to be of 'Good' status.

Policies & objectives of Dunboyne, Clonee & Pace LAP

POL LAN 4: To conserve and protect the natural habitats and water quality in the River systems within the LAP area, in accordance with the tenets set out in the Eastern River Basin District Draft River Basin Management Plan of December 2008.

Likely Significant Effects

The residential, employment, public transport and roads objectives are likely to result in population growth and development of existing Greenfield sites that will place increased demands on water supply, generate increased amounts of wastewater and surface water runoff.

Mitigation

The LAP policy of ensuring that new developments are drained satisfactorily will have a positive contribution to maintaining water quality.

6.2.4.1 Flooding

Policies & objectives of Dunboyne, Clonee & Pace LAP

POL FP 1: Require that new development should not itself be subject to an inappropriate risk of flooding nor should it cause or exacerbate such a risk at other locations.

POL FP 2: Control development in the natural flood plain of rivers and to take account of any guidelines regarding flooding issued by the DoEHLG or OPW in the assessment of planning applications.

POL FP 3: Require all significant developments impacting on flood risk areas to provide a Flood Impact Assessment, to identify potential loss of flood plain storage and how it would be offset in order to minimize impact on the river flood regime and to show that the development would not give rise to flooding on the application site or any surrounding lands.

POL MOV 20: To ensure the maintenance of all overpasses and flood works arising from the River Tolka Flooding Study 2003.

Likely Significant Effects

The surface water management and flooding objectives in the LAP of providing all new developments with satisfactory drainage system, requiring all large scale developments to provide “Sustainable Urban Drainage Systems” (SuDS) as part of their development proposals and requiring Flood Impact Assessments to be carried out for significant developments in flood risk areas will have positive impacts in relation to ensuring the quantity and quality of surface water runoff and in turn the quality of receiving water bodies.

Mitigation

Development proposals are framed such as to address in an authoritative manner the following issues with regard to flood protection:

- To require all significant developments (i.e. development of areas exceeding 1 hectare) impacting on flood risk areas to provide a Flood Impact Assessment to accompany the planning application to identify potential loss of floodplain storage and proposals for the storage or attenuation of run/off discharges (including foul drains) to ensure the development does not increase the flood risk in the relevant catchment and how it would be offset in order to minimise the impact on the river flood regime.
- Where considered necessary, the Planning Authority will require a certificate from a suitably qualified competent person that the development will not contribute to flooding within the relevant catchment. A certificate must accompany applications for planning permission for development of areas of 1 Hectare or less.
- Appropriately designed development, which is not sensitive to the effects of flooding may be permissible in flood plains, provided it does not significantly reduce the flood plain area or otherwise restrict flow across floodplains. Examples of such developments would include park areas, sports pitches, certain types of industry, warehousing, etc. which are designed to be flood resistant and / or insensitive to flooding. Such developments should include adequate measures to cope with the ever existent flood risk, e.g. adequate drainage systems, safety measures, emergency response facilities and / or warning and response systems and where it is considered that flooding would not result in significant hardship / financial loss or cost.
 - All new developments must be designed and constructed to meet the following minimum flood design standards:

- For urban areas or where development (existing, proposed or anticipated) are involved the 100 year flood;
- For rural areas of where further development (existing, proposed or anticipated) are involved – the 25 year flood, and;
- Along the coast and estuaries – the 200 year tide level.

Developments adjacent to water courses in the county will be required to ensure that there is adequate provision for access to allow maintenance and clearance, future improvement works or emergency works. A set back of 5 – 20 metres is required depending on the width of the watercourse.

Meath County Council is committed to avert insofar as possible, the threat of flooding in new developments, to minimise the impact of structures and earthworks on flood plains and river flow, and to reduce, insofar as possible, the rate and quantity of surface water run-off from all new developments. For those, contemplating developments within areas of the county that may be prone to flooding, the incorporation of measures to take flooding patterns into account is recommended.

Minimising Run-off

Development in floodplains, areas liable to flooding and areas where the conveyancing capacity of watercourses is marginal must so far as is reasonably practicable incorporate the maximum provision to reduce the rate and quantity of runoff. Such measures include:

- Hard surface areas (car parks, etc) should be constructed in permeable or semi-permeable materials;
- On site storm water ponds to store and / or attenuate additional runoff from the development should be provided, and;
- Soakways or French drains should be provided to increase infiltration and minimise additional runoff.

6.2.5 Air and Climate

Policies & objectives of Dunboyne, Clonee & Pace LAP

N/A

Likely Significant Effects

Air Quality

Road traffic is expected to be the dominant source of emissions (with the possible exception of PM10) in the region of and resulting from the development of the Dunboyne / Clonee / Pace LAP. The key road traffic derived pollutants that may affect local air quality are NO₂, benzene, PM10, PM2.5 and CO.

An environmental objective of the Dunboyne / Clonee / Pace LAP will be to limit adverse impacts on air quality. This can be achieved through promoting the use of public transport, provision of cycle routes and cycle parking and seeking to minimise private car dependency in the region.

The impact of the Dunboyne / Clonee / Pace LAP should not lead to exceedances of the limit values provided in the Air Quality Standards Regulations 2002 (S.I. No. 271 of 2002) and EU Directive 2008/50/EC.

Climate

Vehicle emissions associated with the development of the Dunboyne / Clonee / Pace LAP will give rise to CO₂ and N₂O emissions in the region. Furthermore, emissions from space heating in commercial and residential units will also contribute to national emissions of greenhouse gases.

An environmental objective of the Dunboyne / Clonee / Pace LAP will be to limit adverse impacts on climate. Measures outlined for air quality such as promoting the use of public transport, provision of cycle routes and cycle parking and seeking to minimise private car dependency in the region are also applicable for climate. In addition, optimum building energy ratings should be achieved for residential and non-residential units, and the use of renewable energy resources should be promoted.

Mitigation

Implementation of the LAP policies and objectives and SEA monitoring will ensure that there are no significant negative effects on air quality and climate.

6.2.6 Noise

Policies & objectives of Dunboyne, Clonee & Pace LAP

To implement traffic management measures in all settlements within the Corridor to ameliorate congestion, traffic noise and emissions particularly in relation to HGV's. This will include response to the requirements of S.I. No. 140 Environmental Noise Regulations 2006; proposals within the zone of influence of existing/planned national roads where the proximity of the proposal to the national road would result in the breach of the National Road Authority's (NRA) design goal for sensitive receptors exposed to road traffic noise. The cost of implementing and provision of mitigation measures shall be borne by the proposing developer. This Policy will also include exploration by the Local Authority of closing the entrance and exit to Dunboyne Business Park from the Dunshaughlin Road (R583) on delivery of the link road from Dunboyne Business Park to the Summerhill Road.

Likely Significant Effects

The adverse effects of excessive noise on communities vary from direct effects such as noise-induced hearing loss, speech interference, sleep disturbance and annoyance, to indirect or secondary effects, such as long-term effects on physical and mental health as a result of long-term annoyance and prolonged disturbance to sleep. This has led to the European Parliament introducing the European Noise Directive 2002/49/EC relating to the assessment and mitigation of environmental noise.

Meath County Council is the statutory body designated with the production of the County Meath Noise Action Plan which encompasses Dunshaughlin. This document has been reviewed as part of SEA.

At this strategic planning level the principal protection against potential impacts is through appropriate choice of land use objectives and zoning. Careful consideration should therefore be given to potential noise impacts that could arise from the strategic planning process and the establishment of a defined LAP. Where it is not possible to reduce potential impacts through choice of land use objectives and zoning at the strategic planning level it is important to ensure that robust assessment

methodologies are put in place at the planning consent level in order to ensure that noise impacts are fully adequately controlled to protect residential and occupational amenity.

Infrastructure Development

The new M3 is due for completion in early 2010 and will join up with the existing N3 to the east of Dunboyne at Clonee. This new road does not fall under the scope of the LAP; however it will have a discernable effect on the noise climate within the planning area, and in particular in the vicinity of the M3. As such it should be a material consideration in appropriate and considered land use zoning within the area.

The Clonsilla to Pace railway line, which will have stations at Dunboyne and Pace is currently being constructed and is due for completion in 2010. As with the M3 motorway this railway does not fall under the scope of the LAP however it will have a discernable effect on the noise climate on the lands in the vicinity of the line and should be taken into consideration within the planning consent process.

Land Use Zoning

When selecting land for residential zoning, for example land use objectives A1, A2, A3 and A4 within the Dunboyne/Clonee/Pace Local Area Plan, careful consideration should be given to the proximity of the lands to potentially noisy areas such as major roads, railways, airports and heavy industrial zones. Residential communities and associated open areas and recreational/educational facilities are sensitive to noise and reasonable steps should be taken to isolate these areas from noisy developments at the strategic zoning stage.

By the same token, when land is being considered for industrial zoning (E1 and E2) then consideration should be given the zoning of neighbouring areas. For example, areas zoned for industrial use, which have the potential for significant noise generating operations to apply for planning permission in the future, should generally not be situated in close proximity to areas zoned for residential or recreational use.

Due to their nature commercial zones are often located in close proximity to residential areas, and often form part of the same mixed use zoning (A4). Although they are not incompatible uses, commercial activities have potential to result in significant localised noise impacts, for example from air handling/chiller units or goods delivery. It is therefore important that potential noise impacts are robustly assessed prior to planning consent.

Mitigation

It is possible to plan the layout of land use zones in order to reduce potential conflicted co-location of uses, such as residential and recreational uses not being situated adjacent to industrial use or national roads. However it is not always possible to put in place these separating distances, and there will be a requirement to mitigate the noise impacts in a more development specific and targeted manner through the planning process.

The relationship between individual noise generating development and noise sensitive developments is generally unique and dependent on numerous localised factors. As such potential mitigation measures should be assessed and designed specifically for each individual situation as part of the planning process.

There is currently no national policy or guidance which addresses the issue of noise during planning, which tends to lead to inconsistencies between applications and

how different Local Authorities address noise issues in the planning process. However outline below is some general guidance and methodologies for the assessment and mitigation of noise impacts.

Residential Development

When assessing residential planning applications the suitability of the land for residential development in terms of the prevailing noise environment should be established. For example, lands bounded by major motorways or factories would generally not be considered ideal for residential development if suitable alternative sites are available. In the absence of Irish planning guidance relating to noise the UK document Planning Policy Guidance 24 (PPG24) - Planning and Noise is often cited.

In the absence of suitable Irish standards the UK standard British Standard BS 8233: 1999: Sound Insulation and noise reduction for buildings – Code of Practice is commonly used as a basis for assessing the sound insulation requirements of new residential developments. This standard recommends internal (i.e. bedrooms and living rooms) and external (i.e. gardens and balconies) noise levels for dwellings from external noise sources such as road traffic noise and rail noise. The requirement for such an assessment to be undertaken can be controlled through an appropriately worded planning condition requiring a scheme of sound insulation measures to be submitted and approved prior to commencement of development. It should be noted that the guidance contained in BS 8233 relates to ‘anonymous’ noise sources such as road and rail. For noise sources with distinct character, such as industrial or night-club noise, then a more detailed assessment and more stringent criteria may be required to fully protect amenity.

It should be noted that the NRA target figure of 60dB Lden is commonly attributed as a design target for new residential developments in the vicinity of existing roads. This is an incorrect interpretation of this design target and the BS 8233 guidance should be used.

Commercial/Industrial Development

When assessing planning applications for commercial/industrial developments in the vicinity of noise sensitive areas it is important that careful consideration is given to the potential for adverse noise impacts and of future noise complaints. If the development in question has the potential to generate excessive noise an assessment should be requested in order to predict the likely impacts prior to consent being granted.

Although only strictly applicable to IPPC licensed premises, guidance and criteria for assessing noise impacts from commercial/industrial activities is often taken from the Environmental Protection Agency document Guidance Note for Noise In Relation To Scheduled Activities, 2nd Edition. This document suggests noise limits of 55dBA L_A,T for daytime and 45dBA L_Aeq,T for night-time at sensitive locations. In the absence of formal overarching planning guidance these limits commonly form the basis for planning conditions in a wide array of circumstances although they may not always be an appropriate gauge of or protection against potential noise impacts.

6.2.7 Material Assets

Essentially, all aspects of the LAP are likely to affect material assets. The policies and objectives in relation to residential development, employment, open space strategy, natural heritage, education, health, community, public transport, roads,

water supply, wastewater, surface water management and flooding are described in the following sections.

The suitable provision of a full range of infrastructural services, including transport, water, waste water, telecommunications, waste disposal and energy is critical to support the continuing development of the LAP and to ensure its growth to a Moderate Growth Town happens in tandem with the required infrastructure and in accordance with principles of sustainable development and making it an attractive place in which to live, do business and recreate. The policies and objectives of the LAP are all based on the premise that development and infrastructure happen in parallel.

6.2.7.1 Surface Water Drainage

Policies & objectives of Dunboyne, Clonee & Pace LAP

POL SWM 1: To ensure that all new developments have and are provided with satisfactory drainage systems in the interest of public health and to avoid the pollution of ground and surface waters.

POL SWM 2: To require all large scale developments to provide “Sustainable Urban Drainage Systems” (SuDS) as part of their development proposals.

Likely Significant Effects

Potential decrease in surface water discharge if development is more dispersed, however, discharge may affect surface water features of the wider area. Unsatisfactory surface water drainage and uncontrolled discharge into the surface water and ground water environment.

Mitigation

Implementation of the LAP policies and objectives, SUDS methods and SEA monitoring will ensure that there are no significant negative effects on surface water drainage.

6.2.7.2 Waste Water

Policies & objectives of Dunboyne, Clonee & Pace LAP

POL WWT 1: To ensure that all new developments have and are provided with satisfactory drainage systems in the interest of public health and to avoid the pollution of ground and surface waters.

Likely Significant Effects

Unchecked demand for wastewater treatment with potential increase in costs of provision for a more dispersed settlement. Unsatisfactory waste water drainage systems and uncontrolled discharge into the surface water and ground water environment.

Mitigation

Implementation of the LAP policies and objectives and SEA monitoring will ensure that there are no significant negative effects on waste water.

6.2.7.3 Water Supply

Policies & objectives of Dunboyne, Clonee & Pace LAP

POL WAS 1: To promote public awareness and involvement in water conservation measures by households, businesses and industries.

POL WAS 2: To implement the Water Conservation Programme in order to conserve valuable resources by reducing wastage.

POL WAS 3: To utilise the water supply in an efficient manner in the best interests of proper planning and sustainable development.

POL WAS 4: To ensure that drinking water complies with the EU Drinking Water Directive 98/83/EC as given effect in Irish Law by the European Communities (Drinking Water) (No. 2) Regulations as may be amended.

Likely Significant Effects

The likely consequences of the LAP on water supply include an increased demand for potable water for residential and potential employment-based development within the lifetime of the LAP.

Mitigation

It appears therefore that capacity is not a constraint, however, because Meath County Councils water supply is not fully within the control of the Council, this situation will require monitoring and careful planning, particularly with a view to facilitating the development of the employment zoned lands with a view to creating a greater balance between residential and commercial uses within the settlement.

6.2.7.4 Transportation

Policies & objectives of Dunboyne, Clonee & Pace LAP

MOV POL 1: To require construction and operational phase Mobility Management Plans when determined necessary by the Planning Authority for development proposals to encourage walking, cycling and public transport usage.

MOV POL 2: To facilitate the coordination of bus and rail services within the Corridor

MOV POL 3: To facilitate the introduction of more appropriate bus stands throughout the Corridor in conjunction with Bus Éireann and Dublin Bus as required.

MOV POL 4: To facilitate and protect the operation of the railway in conjunction with Iarnród Éireann/CIE. To protect the Pace–Navan extension of the railway corridor from inappropriate development where all planning applications lodged within the route reservation corridor or which may impact on the future railway will be referred to Iarnród Éireann/CIE for comment.

MOV POL 5: To protect Park & Rides for non-local, interregional commuter traffic particularly in reference to the Framework Plan adjacent the Pace Interchange.

MOV POL 6: To facilitate the development of Park & Rides as set out in the Railway Order NA0001 at Dunboyne Station & Pace Interchange.

MOV POL 7: To maximize the integration of all transport modes with rail services, particularly residential, retail and high density employment uses.

MOV POL 8: To facilitate the completion and operation of the M3 Motorway and Dunboyne Western Distributor Road.

MOV POL 9: To facilitate the development of the Dunboyne Eastern Distributor Road in conjunction with the development of the A4 lands to the east and south of the railway line in Dunboyne, to include arrangements for the delivery of a rail overpass at the south and north these lands.

MOV POL 10: To facilitate the provision of a road linkage from the Dunshaughlin Road (R583) to the Dunboyne Western Distributor Road in conjunction with the development of the 'E1' lands at his location.

MOV POL 11: To upgrade the junction of the R149/Linnetsfield junction, R149/Stirling Road and Stirling Road/Rooske Road junctions to roundabout junctions.

MOV POL 12: To upgrade the R156 between Dunboyne and Clonee to include junction upgrades at the R156 / Navan Road and R156 N3 access to the north west of Clonee in conjunction with improvements as part of the development of the M3.

MOV POL 13: To implement traffic management measures in all settlements within the Corridor to ameliorate congestion, traffic noise and emissions particularly in relation to HGV's. This will include response to the requirements of S.I. No. 140 Environmental Noise Regulations 2006; proposals within the zone of influence of existing/planned national roads where the proximity of the proposal to the national road would result in the breach of the National Road Authority's (NRA) design goal for sensitive receptors exposed to road traffic noise. The cost of implementing and provision of mitigation measures shall be borne by the proposing developer. This Policy will also include exploration by the Local Authority of closing the entrance and exit to Dunboyne Business Park from the Dunshaughlin Road (R583) on delivery of the link road from Dunboyne Business Park to the Summerhill Road.

MOV POL 14: To assess the requirement for, and provide as needed, the upgrade and signalization of the R149 and R 156 junction at Clonee.

MOV POL 15: To provide for the improvement of the railway bridge on the R156, to include measures for pedestrian and vehicular safety.

MOV POL 16: To upgrade, improve and re-align R156-228 Sarney-Dunboyne and the R156-260 Boylans Bridge-Loughsallagh.

MOV POL 17: To prepare a safety audit of Rooske Road with particular emphasis on school and pedestrian safety and to implement any findings within the terms of the Local Area Plan in conjunction with development proposed at the G1 lands at Rooske Road. This will be prepared in conjunction with the Framework Plan for this are as set out on Map 2.

MOV POL 18: To prepare a road safety audit of the R156 from the railway bridge to the Eurospar with particular emphasis on improving traffic management and school safety and to implement the findings within the term of the LAP in conjunction with development proposed at the G1 lands adjacent the R156.

MOV POL 19: To facilitate the development and maintenance of all overpasses, underpasses and routes as set out in the Railway Order NA0001 and Motorway Order ER2014.

MOV POL 20: To ensure the maintenance of all overpasses and flood works arising from the River Tolka Flooding Study 2003.

MOV POL 21: The Planning Authority will require Transport & Traffic Assessments and Road Safety Audits to accompany proposals for significant development, as determined by the Planning Authority. Such assessments will assess proposals in association with their cumulative impact alongside other relevant existing or extant developments on the road network.

MOV POL 22: To facilitate the provision of a pedestrian crossing alongside the railway bridge at the R156 to facilitate pedestrian access from the west of the railway line to Dunboyne Station.

MOV POL 23: To assess the requirement for and facilitate the development of footpaths along the R149 between Clonee and Ongar.

MOV POL 24: To assess the requirement for and provide as needed the upgrade and signalization of the R149 - R156 junction at Clonee.

MOV POL 25: To facilitate improved pedestrian and cycle infrastructure along the R156 Loughsallagh Road in the context of Motorway Order ER2014 (Condition 4II(b)).

MOV POL 26: To facilitate improved pedestrian and cycle infrastructure between Pace Interchange /Woodpark Road to Blackbull Roundabout in the context of Motorway Order ER2014 (Condition 4I(b)).

MOV POL 27

To facilitate the development of a riverside walk / amenity area through coordination of individual development proposals in Clonee as illustrated on Map 3.

MOV POL 28: To explore the requirement for providing pedestrian and/or cycle access to the proposed station at Pace from the Bennetstown area. This policy will be pursued in the context of Condition 12 of the Rail Order NA0001.

MOV POL 29: To continue footpath, pavement and cycle lane improvements in and about Dunboyne and Clonee as required to aid both pedestrian and cyclist safety.

MOV POL 30: To provide for the phased implementation of the walking/cycling paths and accesses over the railway line as set out in Maps 1- 3 and to require community and/or private sector involvement in these works.

MOV POL 31: To widen and improve the bridge over the Tolka tributary at the R157 on the Maynooth Road near Dunboyne Castle and adjacent to the town park to enhance pedestrian safety.

MOV POL 32: To facilitate an extension of a public walkway / footpath on the western side of the Rooske Road between the existing footpath at the Gaelscoil and the Athletic Club/GAA lands in conjunction with development at the G1 lands to the west. The possibility of accommodating this objective as an amenity walk within the F1 lands to the west of Rooske Road will be explored.

MOV POL 33: Provide a pedestrian & cycle route over the M3 and railway line linking lands to the east and west of the Pace Interchange subject to the agreement of the National Roads Authority.

MOV POL 34: Provide a pedestrian route over the M3 linking lands to the north and south at Clonee subject to the agreement of the National Roads Authority.

MOV POL 35: To implement the transportation policies and objectives set out in the Integrated Action Area Plan for Lands East of the Railway Line, Dunboyne as determined by the Local Authority in conjunction with development of these lands. In particular the phased implementation of the 5 no. pedestrian connections over the railway line will be pursued having regard in each instance to the protection of the amenity of existing residents in the vicinity of these connections. The pedestrian connection shown between the lands east and west of the railway line at Cell 5 will be pursued in the context of Condition 13 of the Rail Order NA0001.

MOV POL 36: To review public and on–street parking in Dunboyne and Clonee and to implement alterations to the parking strategy on foot of the findings.

MOV POL 37: To ensure the provision of adequate off-street parking at the rear of the main street in line with the consideration of individual development proposals.

MOV POL 38: To review public and on–street parking in Dunboyne and Clonee and to implement alterations to the parking strategy on foot of the findings.

MOV POL 39: To ensure the provision of adequate off-street parking at the rear of the main street in line with the consideration of individual development proposals.

MOV POL 40: To require bicycle parking to be provided in conjunction with development of bus stops, within the large-scale retail developments, and employment zones.

MOV POL 41: To encourage the development of higher density employment uses such as office, retail and services within 1kilometre of railway stations, 500 metres of bus stops and within existing and proposed town or village centres.

MOV POL 42: To encourage the development of lower density employment uses such as industrial, warehousing, logistics and distribution in close proximity to high capacity road networks.

MOV POL 43: To require mobility management plans for all predominantly employment based development which must exhibit how a minimum of 50% of those employed and based at the location for the most part of each day are facilitated in commuting to the site by public transport modes. This will be a requirement by condition of all predominantly employment based proposals.

Likely Significant Effects

The strategy proposed in the LAP will hope to achieve the following:

Promote sustainable transport choice through an integrated approach to land use and transport development; Promote development within the corridor in a way which protects investment in strategic transport infrastructure; Utilise all existing and planned transport infrastructure (including road and rail) in a suitable and appropriate manner; Develop safe walking and cycling routes to key destinations (e.g. rail stations, town centre, schools etc.) within the study area; Manage HGV movements in the centre of Dunboyne; Facilitate the safe and efficient use of existing local, regional and national road infrastructure.

Establishing a robust strategy will help to improve the choices the population has in terms of mode of transport, and accessibility. It is informed by the short to medium term transportation strategy set out in the Draft IFPLUT.

Mitigation

Implementation of the LAP policies and objectives and SEA monitoring will ensure that there are no significant negative effects on transportation.

6.2.7.5 Power

Policies & objectives of Dunboyne, Clonee & Pace LAP

POL ENG 1: To promote energy efficient solutions in all new development proposals. In deciding applications of medium to large scale residential, commercial and industrial development the Councils will require that all benign energy technologies are explored so as to increase sustainable energy use.

POL ENG 2: To support and facilitate the development of enhanced electricity supplies and associated networks to serve the existing and projected residential, commercial, industrial and social needs for Dunboyne, Clonee and Pace.

POL ENG 3: To locate service cables, wires and piping, including electricity, telephone and television underground, where possible, and that existing overhead cables and associated equipment should be progressively be located underground with future capacity considered and appropriate ducting put in place.

Likely Significant Effects

The implementation of the energy objectives will have positive impacts on air quality and climatic factors.

Mitigation

Implementation of the LAP policies and objectives and SEA monitoring will ensure that there are no significant negative effects on power (energy).

6.2.7.6 Waste Management

Policies & objectives of Dunboyne, Clonee & Pace LAP

POL WCD 1: To promote education and awareness on all issues associated with waste management, both at industry and community level. This will include the promotion of waste reduction by encouraging the minimization, re-use, recycling and recovery of waste within the country.

POL WCD 2: To implement the policies and objectives of the Waste Management Plan for the North East Region.

POL WCD 3: To require the provision of bring banks, bottle banks or other appropriate recycling facilities as part of the overall development in the case of new and extended shopping centre developments and commercial neighbourhood centres, educational, sports, and recreational facilities. The sites shall be made available to the Local Authority at the developer's own expense and will be maintained by the local authority or its agents.

POL WCD 4: To promote and encourage the recycling of construction and demolition waste in accordance with approved construction and demolition waste management plan.

Likely Significant Effects

Should the policies of the LAP and Waste Management Plan for the North East not be implemented, the target recycling rates outlined in the Plan and the Government policy document 'Changing Our Ways', 2001 will not be achieved. In addition, if waste is not managed and stored correctly on sites, this may lead to litter or pollution issues on adjacent sites.

Mitigation

The Waste Management Plan for the North East Region will be adhered to; this will ensure effective waste management achieve optimum levels of waste reduction, re-use and recycling.

6.2.7.7 Information and Communications Technology (ICT)

Policies & objectives of Dunboyne, Clonee & Pace LAP

POL TEL1: To have regard to the following in considering proposals for the development of telecommunications masts, antennae and ancillary equipment:

- The visual impact of the proposed equipment on the natural, built and historic environment.
- The removal or modification of features of architectural/archaeological importance.
- The impact any such development may have on protected structures or their setting.
- The potential for co-location of equipment on existing masts.
- The Department of the Environment and Local Government "Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities" (July 1996).

POL BB 1: To implement the broadband strategy for Meath County Council as it relates to Dunshaughlin by supporting the roll out of broadband infrastructure in Dunshaughlin to serve the needs of business and residents.

POL BB2: To require that all planning applications for significant new development provide for the delivery of broadband infrastructure in tandem with each phase of development.

Likely Significant Effects

Implementation of the public telecommunications and broadband objectives of the LAP will have positive long term effects on human beings

Mitigation

Implementation of the LAP policies and objectives and SEA monitoring will ensure that there are no significant negative effects on ICT.

6.2.8 Cultural Heritage

Policies & objectives of Dunboyne, Clonee & Pace LAP

POL DES 4: To have due regard to the findings and recommendations of the Statement of Character of Dunboyne Architectural Conservation Area in the consideration of development proposals within the ACA, including, inter alia, the recommendations on the protection of the fabric of buildings, removal of excessive signage and overhead cables, protection of street furniture, and management of new developments.

POL DES 5: To enhance the character of the Main Street of Clonee by encouraging fenestration appropriate to each building, to the front elevations of buildings on Main Street.

POL DES 6: To enhance the character of the Main Street of Clonee by establishing a strong building line along the main street. Any proposed development fronting onto it should complement the existing character and contribute to Clonee's sense of place by its height, scale, and design. All proposed developments should be of architectural merit appropriate to the public face of Clonee.

POL DES 7: To facilitate and encourage infill development in Clonee in the interests of creating a compact sustainable settlement.

POL DES 8: Proposals for developments of a candid contemporary design, rather than pastiche designs, will be encouraged in Clonee.

Likely Significant Effects

Implementation of the aim and objectives of the LAP will have positive long term effects on human beings, biodiversity and flora and fauna.

Mitigation

Implementation of the LAP policies and objectives and SEA monitoring will ensure that there are no significant negative effects on the cultural heritage.

6.2.9 Archaeological Heritage

Policies & objectives of Dunboyne, Clonee & Pace LAP

POL HER 1: To preserve and protect the area of archaeological interest within the LAP area and to refer all proposals involving subsurface excavation within the area to the Department of the Environment, Heritage and Local Government, whose observations will be taken into consideration in the determination of such proposals.

POL HER 2: To require that any new mixed use development conforms to the naming policy for residential developments set out in the County Development Plan.

POL HER 3: To ensure the continuing protection of the structures listed on the Record of Protected Structures, including their curtilages and boundary treatments. As the continued use of protected structures is one of the most efficient ways to safeguard their future, proposals for changes of use to protected structures will be considered on their merits.

POL HER 4: To have due regard to the visual amenity provided within and around the village of Dunboyne by the views and vistas detailed in the Statement of Character of Dunboyne Architectural Conservation Area, in the consideration of development proposals both within and outside the ACA.

Likely Significant Effects

Implementation of the aim and objectives of the LAP will have positive long term effects on human beings, biodiversity and flora and fauna.

Mitigation

Implementation of the LAP policies and objectives and SEA monitoring will ensure that there are no significant negative effects on the archaeological heritage.

6.2.10 Landscape

Policies & objectives of Dunboyne, Clonee & Pace LAP

N/A

Likely Significant Effects

Potential encroachment of development into the surrounding rural landscape. Decreased protection of green belt areas surrounding Dunboyne, Clonee and Pace. No additional protection with regard to landscape character.

Mitigation

Implementation of the LAP policies and objectives and SEA monitoring will ensure that there are no significant negative effects on the landscape character

7.0 MONITORING

Monitoring of the LAP area is essential to ensure that the environment is not adversely affected through the implementation of the LAP. Under Article 10 of the SEA Directive monitoring must be carried out of the significant environmental effects directly related to the implementation of the Plan *“in order to, inter alia, to identify at an early stage unforeseen adverse effects and to be able to undertake appropriate remedial action.”*

While environmental data is directly available to Meath County Council such as water quality, recycling rates etc, other sources of information will be accessed to provide a comprehensive view of the effect of the Plan. In this regard Meath County Council will work with other agencies to gather data for the purposes of monitoring the implementation of the Plan. Therefore, while monitoring specific elements of the environment is not strictly the preserve of Meath County Council, it will continue to liaise and work with the EPA, The National Parks and Wildlife Service, The Eastern Regional Fisheries Board, as well as others.

The proposed monitoring programme allows for the collection of data relevant to the ongoing monitoring of the plan's implementation. It is proposed to investigate the feasibility of forming a monitoring review committee in order to collate and assessed data. The monitoring programme will therefore be expanded upon during the lifetime of the plan and will form the basis of the next baseline assessment for the SEA.

7.1 Biodiversity & Flora and Fauna

It is an aim of the LAP to conserve and protect the diversity of habitats both terrestrial and aquatic, and protected species within the Lap area. The feasibility of monitoring indicators in relation to biodiversity values during and after development of the LAP lands has been considered as required as part of the SEA process.

A monitoring programme will be established by Meath County Council within the lifetime of the LAP. Habitat loss, habitat deterioration, loss in biodiversity, protected species and protected areas will be monitored. This is necessary to record the sources and effects of such disturbance and to provide a baseline for future management decisions. This programme shall be undertaken in consultation with the Biodiversity Officer and Heritage Officer of Meath County Council and in conjunction with the National Parks and Wildlife Service, Eastern Regional Fisheries Board and Birdwatch Ireland.

7.2 Human Beings

The LAP will have an impact on the quality of life of existing and proposed residents with the increased population resulting in increased traffic levels, noise, air pollution, requirement for schools, local services, public open space and requirement for residential developments.

The LAP has taken into account and addressed issues relating to transportation, local service facilities, provision of pedestrian and cyclist facilities, provision of public open spaces and creation of high density well designed residential and urban quarters.

7.3 Soils and Geology

During the construction of proposed developments, it is recommended that a monitoring programme be put in place with regard to the potential for soil contamination from construction materials. It will be important that the mitigation measures outlined in previous section are adhered to with respect to the soil resource.

7.4 Water

7.4.1 Water Quality

Monitoring of all water bodies in the LAP area will be undertaken by Meath County Council in conjunction with the EPA at regular intervals. Water quality monitoring is required to protect and enhance the status of aquatic ecosystems with regard to their water needs.

7.4.2 Groundwater

In terms of addressing the existing situation of localised pollution from wastewater, it is recommended that a groundwater monitoring programme be initiated in areas where groundwater vulnerability is high i.e. North and South of Dunboyne. This will be carried out by Meath County Council with the assistance of the Geological Survey of Ireland.

In addition, it will be extremely important that physico-chemical monitoring programme be implemented in full in order to ensure that the mitigation measures are proving effective.

7.4.3 Flooding

In order to avoid flooding of developed areas while maintaining natural flood plains and avoid unnatural alterations to drainage systems which affect river flows the potential flood risk of proposed development will be monitored. This will be carried out by Meath County Council in conjunction with the Office of Public Works. The consultation draft guidelines for Planning Authorities by the DoEHLG - The Planning System and Flood Risk Management, September 2008 will be referred to.

7.5 Air and Climate

Air quality monitoring programs have been undertaken throughout Ireland in recent years by the EPA and Local Authorities. The most recent EPA annual report on air quality monitoring undertaken throughout Ireland is entitled "Air Quality In Ireland 2007 - Key Indicators of Ambient Air Quality".

Continuous EPA monitoring is carried out at a range of Zone C towns and both urban and rural Zone D locations using continuous monitors in 2007. Although no EPA or Local Authority monitoring has been carried out within the region of the Dunboyne / Clonee / Pace LAP, data from the EAP Zone C and D locations can be used to provide an indication of the prevailing air quality conditions in the region.

7.6 Noise

Any noise complaints and/or noise nuisance issues will be dealt with by Meath County Council throughout the lifetime of the LAP.

7.7 Material Assets

7.7.1 Surface Water Drainage

It is recommended that the use and application of SUDS within the LAP area be carried out within the lifetime of the Plan. The area will benefit from linkage between SUDS and the recommended wastewater capacity, particularly as a high proportion of surface water is currently drained to the wastewater treatment plant at Ringsend. Meath County Council will monitor the use of SUDS on all proposed developments at a planning and design stage.

7.7.2 Water Supply

Meath County Council water supply is not fully within the control of the Council. It is therefore recommended that a study be carried out for during the lifetime of the LAP to assess the future water supply in the area. Potential water losses and water quality will need to be monitored. This will be carried out in conjunction with other relevant local authorities and the EPA.

7.7.3 Waste Water

In relation to waste water provision, a future capacity study should be undertaken with a view to determining the amount of potential capacity required to implement the Plan, particularly with a view to enabling the development of future employment uses on the appropriately zoned lands. Monitoring will be carried out by Meath County Council to ensure that all zoned lands are connected to public sewer network ensuring treatment of wastewater prior to discharge. This will improve treatment at wastewater treatment facilities and limit potential pollution sources in vulnerable areas.

7.8 Cultural Heritage

To promote the protection and conservation of the cultural heritage and maintain viable use of protected structures, as identified in the Meath County Heritage Plan, Meath County Council will monitor all recorded buildings, monuments and areas of importance. This will be carried out in conjunction with other relevant local authorities and the DoEHLG.

7.9 Archaeological Heritage

In monitoring the outcome of the Plan with regard to architectural heritage, the DoEHLG considered it likely that "qualitative indicators" rather than "quantitative indicators" are more appropriate in adjudging subsequent environmental impacts on the architectural heritage of the locality. To this end, it is recommended that a series of 'qualitative' indicators be drafted to monitor the effects of the Plan with regard to the architectural heritage.

7.10 Landscape

In order to conserve and enhance valued natural landscapes and the features within them and protect and enhance the sustainable amenity value of water bodies, rivers, and wetlands in the area, Meath County Council will monitor all planning applications to prevent unacceptable alterations to landscape character.

APPENDIX 5

Appropriate Assessment

Draft Dunboyne, Clonee, Pace Local Area Plan

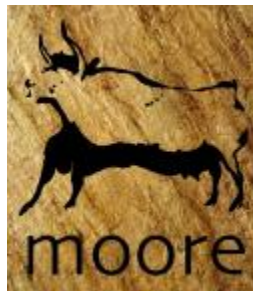
Co. Meath

Screening Assessment as required under

Article 6(3) of the Habitats Directive

(Council Directive 92/43/EEC)

15 July 2009



1. Introduction

The Habitats Directive (Council Directive 92/43/EEC) requires that all plans and projects must be screened for potential impact on Special Areas of Conservation (SACs) or Special Protection Areas (SPAs). This process aims to establish whether a full Appropriate Assessment as required by Article 6 of the Directive is required in any particular case. This report presents a screening assessment for a local area plan in respect of lands at Dunboyne, Clonee and Pace, Co. Meath.

It has been prepared by Moore Group on behalf of the Planning Department of Meath County Council in accordance with Circular Letter SEA 1/08 & NPWS 1/08 issued on 15th February 2008 by the Department of the Environment, Heritage and Local Government.

1.1 Background - The Habitats and Birds Directives

The Habitats Directive (Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora) is the main legislative instrument for the protection and conservation of biodiversity in the EU. Under the Directive member States are obliged to designate Special Areas of Conservation (SACs) which contain habitats or species considered important for protection and conservation in a European Union context. The Birds Directive (Council Directive 79/409/EEC on the conservation of wild birds), is concerned with the long-term protection and management of all wild bird species and their habitats in the EU. Among other things, the Directive requires that Special Protection Areas (SPAs) be established to protect migratory species and species which are rare, vulnerable, in danger of extinction, or otherwise require special attention. Special Areas of Conservation (SACs) designated under the Habitats Directive and Special Protection Areas, designated under the Birds Directive, form a pan-European network of protected sites known as Natura 2000. The Habitats Directive sets out a unified system for the protection and management of SACs and SPAs. Article 6(3) and 6(4) of the Directive set out key elements of the system of protection including the requirement for Appropriate Assessment of plans and projects (see Appendix I). Article 6(3) of the Habitats Directive requires an appropriate assessment of any plan or project likely to have a significant effect on an SAC or SPA. The recent ECJ ruling against Ireland in Case 418/04 EC Commission V Ireland found that Ireland had incorrectly transposed the Habitats Directive by not providing explicitly for appropriate assessment of land use plans, (as opposed to projects), in the European Communities (Natural Habitats) Regulations, 1997. The effect of the judgment is that there is now a requirement for screening and possible appropriate assessment of all land-use plans, including local area plans.

1.2 Screening for Appropriate Assessment

Screening has been undertaken in fulfillment of the requirements of the Habitats Directive and taking into account the Department of the Environment, Heritage and Local Government's Circular Letter to all planning authorities dated 15th February 2008 which states the following in relation to the screening stage of Appropriate Assessment:

"Any draft land use plan (development plans, local area plans, regional planning guidelines, schemes for strategic development zones) or amendment/variation to it proposed under the Planning and Development Act 2000 (as amended) must be screened for any potential impact on areas designated as Natura 2000 sites (normally called Special Areas of Conservation (SACs) or Special Protection Areas (SPAs). This screening should be based on any ecological information available to the authority and an adequate description of the plan and its likely environmental impacts. This should take into account any policies that will set the terms for future development. Up to date maps of Natura 2000 sites, or areas proposed for designation, are available on www.npws.ie. The results of the screening should be recorded and made available to the public. In any case where, following screening, it is found that the draft plan or amendment may have an impact on the conservation objectives of a Natura 2000 site or that such an impact cannot be ruled out, adopting a precautionary approach, an appropriate assessment of the plan must be carried out and in any case where a strategic environmental assessment (SEA) would not otherwise be required, it must also be carried out."

2. Methodology

Screening has been undertaken in accordance with the European Commission's Guidance on Appropriate Assessment (European Commission, 2001) which comprises the following steps:

1. Description of the Plan.
2. Identification of Natura 2000 sites potentially affected by the Plan.
3. Identification and description of individual and cumulative impacts likely to result from the Plan.
4. Assessment of the significance of the impacts identified on the conservation objectives of the site(s).
5. Exclusion of sites where it can be objectively concluded that there will be no significant impacts on conservation objectives.

3. Description of the Dunboyne, Clonee, Pace Local Area Plan

3.1 Description of the Draft Local Area Plan Lands

The draft Local Area Plan (LAP) relates to the Dunboyne/Clonee/Pace Corridor. In accordance with Section 2.1.8.1 of the Meath County Development Plan 2007-2013, the allocation of future household and population growth in the County will be channeled first and foremost to Dunboyne/Clonee/Pace Rail Corridor, Navan and Drogheda. These centres are also most likely to attract a concentration of major employment generating investment in Meath. On foot of the high capacity, multi-modal transport linkages being rolled out in the Corridor, the goal for the LAP area is to become a self-sustaining settlement. The draft local area plan lands (Figure 1) cover an area of circa 16 ha which is zoned RS1 in the Fingal Development Plan 2005-2011.

Dunboyne

The RPG's adopt the NSS designation of Dunboyne as a Town of 1,500 – 5,000 population. The RPG's also recognise Dunboyne as a Level 3 Moderate Growth Town, due to its strong population growth and location on a multi-modal transport corridor, which includes motorway and rail. The economic function of Dunboyne is to perform as an attractor of substantial inward investment. Dunboyne/Clonee/Pace is located within the Metropolitan Area as well as in the Primary Dynamic Cluster of Dunboyne, Clonee, Ashbourne and Dunshaughlin. It should be noted that the RPG's consider that settlements of 5,000 persons and over are capable of retaining their populations.

Clonee

Clonee has grown dramatically since the adoption of the RPG's and as such should now be considered a 'Village or Urban Centre' as defined in the Guidelines. The RPG's state that the infrastructure and services base of such settlements should be developed in tandem with small levels of enterprise and that villages should be strengthened and orientated toward larger neighbouring settlements. The RPG's also state that smaller towns should have an interacting and supporting role to their larger neighbouring towns.

Foul drainage from the plan lands will connect to the Waste Water Treatment Plant at Ringsend, Dublin.

Development within the plan lands will require the implementation of a storm water management system, following the principles of Sustainable Urban Drainage Systems (SuDS).

4. Identification of Natura 2000 sites

There are no SAC's or SPA's in the Plan Area or adjoining or in close proximity to the settlements therein. However, the Rye Water Valley/Carton SAC, the nearest Natura 2000 site to Dunboyne/Clonee/Pace is located approximately 2.6km from the plan lands and the River Tolka flows into Dublin Bay at Clontarf, part of the South Dublin Bay and River Tolka Estuary SPA.

Although outside the 15km radius of the LAP area, there are two additional designated areas of conservation, namely, North Dublin Bay SAC and South Dublin Bay SAC that are hydrologically connected and associated with the South Dublin Bay and River Tolka Estuary SPA. While there is considerable overlap, these conservation areas are included.

A list of Natura 2000 sites which could potentially be affected by the Plan has been compiled (Figure 2), and a short description of each site is presented below. All sites within a 15 km radius from the site have been included. Further detail on each site is included in the National Parks and Wildlife Service's Site Synopses in Appendix II.

4. 1 Rye Water Valley/Carton SAC

This site is located between Leixlip and Maynooth. It extends along the Rye Water, a tributary of the R. Liffey. The main importance of the site lies in the presence of several rare and threatened plant and animal species, and of a rare habitat, thermal, mineral, petrifying spring. The woods found on Carton Estate and their birdlife are of additional interest.

4. 2 South Dublin Bay and River Tolka Estuary SPA

The South Dublin Bay and River Tolka Estuary SPA comprises a substantial part of Dublin Bay. It includes the intertidal area between the River Liffey and Dun Laoghaire, and the estuary of the River Tolka to the north of the River Liffey, as well as Booterstown Marsh. A portion of the shallow marine waters of the bay is also included.

The South Dublin Bay and River Tolka Estuary SPA is of international importance for Light-bellied Brent Goose and of national importance for nine other waterfowl species. As an autumn tern roost, it is also of international importance. Furthermore, the site supports a nationally important colony of Common Tern. All of the tern species using the site are listed on Annex I of the E.U. Birds Directive, as are Bartailed Godwit and Mediterranean Gull.

Main conservation objective:

To maintain the special conservation interests for this SPA at favourable conservation status: Light-bellied Brent Goose, Knot, Sanderling, Bar-tailed Godwit, Redshank, Roseate Tern, Common Tern, Arctic Tern, Oystercatcher, Ringed Plover, Golden Plover, Grey Plover, Dunlin, Black-headed Gull, Wetland & Waterbirds.

4.3 North Dublin Bay SAC

This site covers the inner part of north Dublin Bay, the seaward boundary extending from the Bull Wall lighthouse across to the Martello Tower at Howth Head. The North Bull Island is the focal point of this site. The island is a sandy spit which formed after the building of the South Wall and Bull Wall in the 18th and 19th centuries. It now extends for about 5 km in length and is up to 1 km wide in places.

North Dublin Bay is of international importance for waterfowl as attested in the Site Synopsis for the Tolka Estuary SPA.

This site is an excellent example of a coastal site with all the main habitats represented. The site holds good examples of ten habitats that are listed on Annex I of the E.U. Habitats Directive; one of these is listed with priority status. Several of the wintering bird species have populations of international importance, while some of the invertebrates are of national importance. The site contains a numbers of rare and scarce plants including some which are legally protected. Its proximity to the capital city makes North Dublin Bay an excellent site for educational studies and research.

4.4 South Dublin Bay SAC

This site lies south of the River Liffey and extends from the South Wall to the west pier at Dun Laoghaire. It is an intertidal site with extensive areas of sand and mudflats, a habitat listed on Annex I of the E.U. Habitats Directive. The sediments are predominantly sands but grade to sandy muds near the shore at Merrion gates. The main channel which drains the area is Cockle Lake.

This site is a fine example of a coastal system with extensive sand and mudflats, a habitat listed on Annex I of the E.U. Habitats Directive. South Dublin Bay is also an internationally important bird site.

5. Identification of potential impacts to Natura 2000 sites & assessment of Significance

There will be no direct impacts from the implementation of the LAP on any Natura 2000 site. The likelihood of any indirect impacts to nearby Natura 2000 sites also needs to be considered. Given the nature of the

residential development which may occur as a result of the implementation of the Local Area Plan indirect impacts could derive from:

- impacts to water from foul sewerage from the site which could affect nearby Natura 2000 sites
- impacts to water from surface water flows from the site which could affect nearby Natura 2000 sites
- impacts from water abstraction from the site which could affect nearby Natura 2000 sites

5.1. Foul Sewerage

There will be no impact on local watercourses from foul sewerage all of which will be directed to the Ringsend Water Treatment Plant with subsequent discharge of treated water to the Irish Sea.

5.2. Surface Water

The attenuation of flood water is of considerable importance in the LAP area, to mitigate the effects of the run-off from hard standing and impermeable surfaces in the event of heavy rainfall. Subsequent to the extensive flooding which occurred in 2000 and 2002, substantial flooding alleviation measures were put in place, in line with the River Tolka Flood Study 2003. However, due to the likelihood of flood magnitude and frequency increasing due to fluctuating weather events, attenuation measures should be introduced as a precautionary principle in developments of all sizes in the areas most likely to contribute to flooding in the LAP area.

The use of permeable and porous surfaces which comply with SUDS and the use of French drains is to be encouraged as necessary.

It is the policy of the Council to prevent flooding caused by poorly drained runoff. In order to affect this, Sustainable Urban Drainage Systems (SUDS) will be incorporated into all developments in order to reduce and ultimately prevent flooding. SUDS are effective technologies which aim to reduce flood risk, improve water quality and enhance biodiversity and amenity. It is proposed to continue this policy of requiring SUDS proposals to accompany all developments particularly large-scale development in the Corridor.

It is a policy of Meath County Council to conserve and protect the natural habitats and water quality in the River systems within the LAP area, in accordance with the tenets set out in the Eastern River Basin District Draft River Basin Management Plan of December 2008.

The County Council will seek, where feasible to provide for a 30 metre buffer zone between floodplains and riparian corridors and significant new development.

5.3. Water Abstraction

The population centres of Dunboyne, Clonee and Pace are served from the existing water supply network (substantially from Fingal CC). Any water supply that is provided from wells or groundwater sources is limited to individual properties outside of these population centres on the fringes of the LAP area. The underlying approach in the LAP is that any new land identified for development in the future is either in or adjacent to built up areas in the existing population centres. Accordingly, the water supply for future development will be provided from the extension and upgrading of the existing water supply network; or in other words, it will not be reliant on new or additional abstraction from ground water sources.

6. Conclusion

A screening process in accordance with Article 6(3) of the Habitats Directive was carried out to determine whether a full appropriate assessment is required for the Dunboyne, Clonee, Pace Local Area Plan. All Natura 2000 sites within a 15km radius of the site were considered. It was concluded that the LAP will not result in any significant impact to any of these sites. A finding of no significant effects report is presented in Appendix III in accordance with the EU Commission's methodological guidance (European Commission, 2001).

7. References

European Commission (2001) Assessment of plans and projects significantly affecting Natura 2000 sites: methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC).

Appendix I

Article 6(3) and (4) of the Habitats Directive

3. Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.

4. If, in spite of a negative assessment of the implications for the site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature, the Member State shall take all compensatory measures necessary to ensure that the overall coherence of Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted.

Where the site concerned hosts a priority natural habitat type and/or a priority species, the only considerations which may be raised are those relating to human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest.

Appendix II

National Parks and Wildlife Service Site Synopses

SITE SYNOPSIS

SITE CODE: RYE WATER VALLEY/CARTON

SITE CODE: 001398

This site is located between Leixlip and Maynooth. It extends along the Rye Water, a tributary of the R. Liffey.

The Rye Water in Carton Estate is dammed at intervals, creating a series of lakes. Reed Grass (*Glyceria maxima*) is frequent around the lakes, along with Yellow Flag (*Iris pseudacorus*), Reed Canary-grass (*Phalaris arundinacea*), Bulrush (*Typha latifolia*), Water Forget-me-not (*Myosotis scorpioides*), Marsh Marigold (*Caltha palustris*) and Starwort (*Callitriche* spp.). Along the remainder of the site the river has recently been dredged and much of the Reed fringe removed.

To the north-west of Carton Bridge a small clump of Willows (*Salix* spp.), with Dogwood (*Cornus* sp.) some Alder (*Alnus glutinosa*), Ash (*Fraxinus excelsior*) and Elder (*Sambucus nigra*) occurs. The ground flora found here includes Golden Saxifrage (*Chrysosplenium oppositifolium*), Meadowsweet (*Filipendula ulmaria*), Common Valerian (*Valeriana officinalis*), Wavy Bitter-cress (*Cardamine flexuosa*) and Bittersweet (*Solanum dulcamara*).

The woods on Carton Estate are mostly old demesne woods with both deciduous and coniferous species. Conifers, including some Yew (*Taxus baccata*) are dominant, with Beech (*Fagus sylvatica*), Oak (*Quercus* sp.), Sycamore (*Acer pseudoplatanus*), Ash and Hazel (*Corylus avellana*) also occurring. The ground flora is dominated by Ivy (*Hedera helix*) with such species as Hedge Woundwort (*Stachys sylvatica*), Wood Speedwell (*Veronica montana*), Woodruff (*Galium odoratum*), Wood Avens (*Geum urbanum*), Common Dog- violet (*Viola riviniana*), Wild Angelica (*Angelica sylvestris*), Ramsons (*Allium ursinum*), Ground-ivy (*Glechoma hederacea*) and Ivy Broomrape (*Orobanche hederaceae*) also occurring.

Hairy St. John's-wort (*Hypericum hirsutum*), a species legally protected under the Flora Protection Order (1987), occurs in Carton Estate; there is an old record from the estate for the similarly protected, Hairy Violet (*Viola hirta*), but this has not been recorded from here in recent years. Another species listed in the Red Data Book, Green Figwort (*Scrophularia umbrosa*), occurs on the site in several locations by the Rye Water. The woods at Carton Demesne are the site of a rare Myxomycete fungus, *Diderma deplanatum*.

Within the woods, Blackcap, Woodcock and Long-eared Owl have been recorded. Little Grebe, Coot, Moorhen, Tufted Duck, Teal and

Kingfisher, the latter a species listed on Annex I of the EU Birds Directive, occur on and about the lake.

The marsh, mineral spring and seepage area found at Louisa Bridge supports a good diversity of plant species, including Stoneworts, Arrowgrass (*Triglochin palustris*), Purple Moor-grass (*Molinea caerulea*), Sedges (*Carex* spp.), Common Butterwort (*Pinguicula vulgaris*), Marsh Lousewort (*Pedicularis palustris*), Grass-of-parnassus (*Parnassia palustris*) and Cuckooflower (*Cardamine pratensis*). The mineral spring found at the site is of a type considered to be rare in Europe and is a habitat listed on Annex I of the EU Habitats Directive. The Red Data Book species Blue Fleabane (*Erigeron acer*) is found growing on a wall at Louisa Bridge. The Rye Water is a spawning ground for Trout and Salmon, and the rare, White-clawed Crayfish (*Austropotamobius pallipes*) has been recorded at Leixlip. The latter two species are listed on Annex II of the EU Habitats Directive. The semi-aquatic snails *Vertigo angustior* and *V. moulinsiana* occur in marsh vegetation near Louisa Bridge; both are rare in Ireland and Europe and are listed on Annex II of the EU Habitats Directive.

The scarce Dragonfly, *Orthetrum coerulescens*, has been recorded at Louisa Bridge. The main importance of the site lies in the presence of several rare and threatened plant and animal species, and of a rare habitat, thermal, mineral, petrifying spring. The woods found on Carton Estate and their birdlife are of additional interest.

7.5.03

SITE SYNOPSIS

SITE NAME: SOUTH DUBLIN BAY AND RIVER TOLKA ESTUARY SPA

SITE CODE: 004024

The South Dublin Bay and River Tolka Estuary SPA comprises a substantial part of Dublin Bay. It includes the intertidal area between the River Liffey and Dun Laoghaire, and the estuary of the River Tolka to the north of the River Liffey, as well as Booterstown Marsh. A portion of the shallow marine waters of the bay is also included.

In the south bay, the intertidal flats extend for almost 3 km at their widest. The sediments are predominantly well-aerated sands. Several permanent channels exist, the largest being Cockle Lake. A small sandy beach occurs at Merrion Gates, while some bedrock shore occurs near Dun Laoghaire. The landward boundary is now almost entirely artificially embanked. There is a bed of Dwarf Eelgrass (*Zostera noltii*) below Merrion Gates which is the largest stand on the east coast. Green algae (*Enteromorpha* spp. and *Ulva lactuca*) are distributed throughout the area at a low density. The macro-invertebrate fauna is well-developed, and is characterised by annelids such as Lugworm (*Arenicola marina*), *Nephtys* spp. and Sand Mason (*Lanice conchilega*), and bivalves, especially Cockle (*Cerastoderma edule*) and Baltic Tellin (*Macoma balthica*). The small gastropod Spire Shell (*Hydrobia ulvae*) occurs on the muddy sands off Merrion Gates, along with the crustacean *Corophium volutator*. Sediments in the Tolka Estuary vary from soft thixotropic muds with a high organic content in the inner estuary to exposed, well-aerated sands off the Bull Wall. The site includes Booterstown Marsh, an enclosed area of saltmarsh and muds that is cut off from the sea by the Dublin/Wexford railway line, being linked only by a channel to the east, the Nutley stream. Sea water incursions into the marsh occur along this stream at high tide. An area of grassland at Poolbeg, north of Irishtown Nature Park, is also included in the site.

The site is a Special Protection Area (SPA) under the E.U. Birds Directive, of special conservation interest for the following species: Light-bellied Brent Goose, Oystercatcher, Ringed Plover, Golden Plover, Grey Plover, Knot, Sanderling, Dunlin, Bar-tailed Godwit, Redshank, Black-headed Gull, Roseate Tern, Common Tern and Arctic Tern. The E.U. Birds Directive pays particular attention to wetlands, and as these form part of the SPA, the site and its associated waterbirds are of special conservation interest for Wetland & Waterbirds.

The site is an important site for wintering waterfowl, being an integral part of the internationally important Dublin Bay complex – all counts for wintering waterbirds are mean peaks for the five year period 1995/96-99/2000. Although birds regularly commute between the south bay and

the north bay, recent studies have shown that certain populations which occur in the south bay spend most of their time there. An internationally important population of Light-bellied Brent Goose (525) occurs regularly and newly arrived birds in the autumn feed on the Eelgrass bed at Merrion.

Light-bellied Brent Goose is also known to feed on the grassland at Poolbeg. The site supports nationally important numbers of a further nine species: Oystercatcher (1,263), Ringed Plover (161), Golden Plover (1,452), Grey Plover (183), Knot (1,151), Sanderling (349), Dunlin (2,753), Bar-tailed Godwit (866) and Redshank (713). Other species occurring in smaller numbers include Great Crested Grebe (21), Curlew (397) and Turnstone (75).

South Dublin Bay is a significant site for wintering gulls, especially Black-headed Gull (3,040), but also Common Gull (330) and Herring Gull (348). Mediterranean Gull is also recorded from here, occurring through much of the year, but especially in late winter/spring and again in late summer into winter.

Both Common Tern and Arctic Tern breed in Dublin Docks, on a man-made mooring structure known as the E.S.B. dolphin – this is included within the site. Small numbers of Common Tern and Arctic Tern were recorded nesting on this dolphin in the 1980s. A survey of the dolphin in 1999 recorded Common Tern nesting here in nationally important numbers (194 pairs). This increase was largely due to the ongoing management of the site for breeding terns. More recent data highlights this site as one of the most important Common Tern sites in the country with over 400 pairs recorded here in 2007.

The south bay is an important tern roost in the autumn (mostly late July to September). Birds also use the Dalkey Islands to the south. The origin of many of the birds is likely to be the Dublin breeding sites (Rockabill and the Dublin Docks) though numbers suggest that the site is also used by birds from other sites, perhaps outside the state. More than 10,000 terns have been recorded, consisting of Common, Arctic and Roseate terns.

The wintering birds within this site are now well-monitored. More survey, however, is required on the wintering gulls and the autumn terns. Booterstown Marsh supports an important population of Borrer's Saltmarsh-grass (*Puccinellia fasciculata*), a rare, Red Data Book species that is listed on the Flora (Protection) Order, 1999.

The South Dublin Bay and River Tolka Estuary SPA is of international importance for Light-bellied Brent Goose and of national importance for nine other waterfowl species. As an autumn tern roost, it is also of

international importance. Furthermore, the site supports a nationally important colony of Common Tern. All of the tern species using the site are listed on Annex I of the E.U. Birds Directive, as are Bartailed Godwit and Mediterranean Gull.

1.5.2008

SITE SYNOPSIS

SITE NAME : NORTH DUBLIN BAY

SITE CODE : 000206

This site covers the inner part of north Dublin Bay, the seaward boundary extending from the Bull Wall lighthouse across to the Martello Tower at Howth Head. The North Bull Island is the focal point of this site. The island is a sandy spit which formed after the building of the South Wall and Bull Wall in the 18th and 19th centuries. It now extends for about 5 km in length and is up to 1 km wide in places.

A well-developed and dynamic dune system stretches along the seaward side of the island. Various types of dunes occur, from fixed dune grassland to pioneer communities on foredunes. Marram Grass (*Ammophila arenaria*) is dominant on the outer dune ridges, with Lyme Grass (*Leymus arenarius*) and Sea Couchgrass (*Elymus farctus*) on the foredunes. Behind the first dune ridge, plant diversity increases with the appearance of such species as Wild Pansy (*Viola tricolor*), Kidney Vetch (*Anthyllis vulneraria*), Bird's-foot Trefoil (*Lotus corniculatus*), Rest Harrow (*Ononis repens*), Yellow Rattle (*Rhinanthus minor*) and Pyramidal Orchid (*Anacamptis pyramidalis*). In these grassy areas and slacks, the scarce Bee Orchid (*Ophrys apifera*) occurs.

About 1 km from the tip of the island, a large dune slack with a rich flora occurs, usually referred to as the 'Alder Marsh' because of the presence of Alder trees (*Alnus* spp). The water table is very near the surface and is only slightly brackish. Saltmarsh Rush (*Juncus maritimus*) is the dominant species, with Meadow Sweet (*Filipendula ulmaria*) and Devil's-bit (*Succisa pratensis*) being frequent. The orchid flora is notable and includes Marsh Helleborine (*Epipactis palustris*), Common Twayblade (*Listera ovata*), Autumn Lady's-tresses (*Spiranthes spiralis*) and Marsh orchids (*Dactylorhiza* spp.)

Saltmarsh extends along the length of the landward side of the island. The edge of the marsh is marked by an eroding edge which varies from 20 cm to 60 cm high. The marsh can be zoned into different levels according to the vegetation types present. On the lower marsh, Glasswort (*Salicornia europaea*), Saltmarsh Grass (*Puccinellia maritima*), Annual Sea-blite (*Suaeda maritima*) and Greater Sea-spurrey (*Spergularia media*) are the main species. Higher up in the middle marsh Sea Plantain (*Plantago maritima*), Sea Aster (*Aster tripolium*), Sea Arrowgrass (*Triglochin maritima*) and Sea Pink (*Armeria maritima*) appear. Above the mark of the normal high tide, species such as Scurvy Grass (*Cochlearia officinalis*) and Sea Milkwort (*Glaux maritima*) are found, while on the extreme upper marsh, Sea Rushes (*Juncus maritimus* and *J. gerardii*) are dominant. Towards the tip of the island, the saltmarsh grades naturally into fixed dune vegetation.

The island shelters two intertidal lagoons which are divided by a solid causeway. The sediments of the lagoons are mainly sands with a small and varying mixture of silt and clay. The north lagoon has an area known as the "Salicornia flat", which is dominated by *Salicornia dolichostachya*, a pioneer Glasswort species, and covers about 25 ha. Tassel Weed (*Ruppia maritima*) occurs in this area, along with some Eelgrass (*Zostera angustifolia*). Eelgrass (*Z. noltii*) also occurs in Sutton Creek. Cordgrass (*Spartina anglica*) occurs in places but its growth is controlled by management. Green algal mats (*Enteromorpha* spp., *Ulva lactuca*) cover large areas of the flats during summer. These sediments have a rich macrofauna, with high densities of Lugworms (*Arenicola marina*) in parts of the north lagoon. Mussels (*Mytilus edulis*) occur in places, along with bivalves such as *Cerastoderma edule*, *Macoma balthica* and *Scrobicularia plana*. The small gastropod *Hydrobia ulvae* occurs in high densities in places, while the crustaceans *Corophium volutator* and *Carcinus maenas* are common. The sediments on the seaward side of North Bull Island are mostly sands. The site extends below the low spring tide mark to include an area of the sublittoral zone.

Three Rare plant species legally protected under the Flora Protection Order 1987 have been recorded on the North Bull Island. These are Lesser Centaury (*Centaureum pulchellum*), Hemp Nettle (*Galeopsis angustifolia*) and Meadow Saxifrage (*Saxifraga granulata*). Two further species listed as threatened in the Red Data Book, Wild Sage (*Salvia verbenaca*) and Spring Vetch (*Vicia lathyroides*), have also been recorded. A rare liverwort, *Petalophyllum ralfsii*, was first recorded from the North Bull Island in 1874 and has recently been confirmed as being still present there. This species is of high conservation value as it is listed on Annex II of the E.U. Habitats Directive. The North Bull is the only known extant site for the species in Ireland away from the western seaboard.

North Dublin Bay is of international importance for waterfowl. During the 1994/95 to 1996/97 period the following species occurred in internationally important numbers (figures are average maxima): Brent Geese 2,333; Knot 4,423; Bar-tailed Godwit 1,586. A further 14 species occurred in nationally important concentrations - Shelduck 1505; Wigeon 1,166; Teal 1,512; Pintail 334; Shoveler 239; Oystercatcher 2,190; Ringed Plover 346; Grey Plover 816; Sanderling 357; Dunlin 6,238; Blacktailed Godwit 156; Curlew 1,193; Turnstone 197 and Redshank 1,175. Some of these species frequent South Dublin Bay and the River Tolka Estuary for feeding and/or roosting purposes (mostly Brent Goose, Oystercatcher, Ringed Plover, Sanderling, Dunlin).

The tip of the North Bull Island is a traditional nesting site for Little Tern. A high total of 88 pairs nested in 1987. However, nesting attempts have not been successful since the early 1990s. Ringed Plover, Shelduck, Mallard, Skylark, Meadow Pipit and Stonechat also nest. A well-known population of Irish Hare is resident on the island. The invertebrates of the North Bull Island have been studied and the island has been shown to contain at least seven species of regional or national importance in Ireland (Orders Diptera, Hymenoptera, Hemiptera).

The main landuses of this site are amenity activities and nature conservation. The North Bull Island is the main recreational beach in Co Dublin and is used throughout the year. Much of the land surface of the island is taken up by two golf courses. Two separate Statutory Nature Reserves cover much of the island east of the Bull Wall and the surrounding intertidal flats. The site is used regularly for educational purposes. North Bull Island has been designated a Special Protection Area under the E.U. Birds Directive and it is also a statutory Wildfowl Sanctuary, a Ramsar Convention site, a Biogenetic Reserve, a Biosphere Reserve and a Special Area Amenity Order site.

This site is an excellent example of a coastal site with all the main habitats represented. The [site] holds good examples of ten habitats that are listed on Annex I of the E.U. Habitats Directive; one of these is listed with priority status. Several of the wintering bird species have populations of international importance, while some of the invertebrates are of national importance. The site contains a number of rare and scarce plants including some which are legally protected. Its proximity to the capital city makes North Dublin Bay an excellent site for educational studies and research.

23.11.1999

SITE SYNOPSIS

SITE NAME: SOUTH DUBLIN BAY

SITE CODE: 000210

This site lies south of the River Liffey and extends from the South Wall to the west pier at Dun Laoghaire. It is an intertidal site with extensive areas of sand and mudflats, a habitat listed on Annex I of the E.U. Habitats Directive. The sediments are predominantly sands but grade to sandy muds near the shore at Merrion gates. The main channel which drains the area is Cockle Lake.

There is a bed of Eelgrass (*Zostera noltii*) below Merrion Gates which is the largest stand on the east coast. Green algae (*Enteromorpha* spp. and *Ulva lactuca*) are distributed throughout the area at a low density. Furoid algae occur on the rocky shore in the Maretimo to Dún Laoghaire area. Species include *Fucus spiralis*, *F. vesiculosus*, *F. serratus*, *Ascophyllum nodosum* and *Pelvetia canaliculata*.

Lugworm (*Arenicola marina*) and Cockles (*Cerastoderma edule*) and other annelids and bivalves are frequent throughout the site. The small gastropod *Hydrobia ulvae* occurs on the muddy sands off Merrion Gates.

South Dublin Bay is an important site for waterfowl. Although birds regularly commute between the south bay and the north bay, recent studies have shown that certain populations which occur in the south bay spend most of their time there. The principal species are Oystercatcher (1215), Ringed Plover (120), Sanderling (344) and Dunlin (2628), Redshank (356) (average winter peaks 1996/97 and 1997/98). Up to 100 Turnstones are usual in the south bay during winter. Brent Geese regularly occur in numbers of international importance (average peak 299). Bar-tailed Godwit (565), a species listed on Annex I of the EU Birds Directive, also occur.

Large numbers of gulls roost in South Dublin Bay, e.g. 4,500 Black-headed Gulls in February 1990; 500 Common Gulls in February 1991. It is also an important tern roost in the autumn, regularly holding 2000-3000 terns including Roseate Terns, a species listed on Annex I of the E.U. Birds Directive. South Dublin Bay is largely protected as a Special Protection Area.

At low tide the inner parts of the south bay are used for amenity purposes. Bait digging is a regular activity on the sandy flats. At high tide some areas have windsurfing and jet-skiing.

This site is a fine example of a coastal system with extensive sand and mudflats, a habitat listed on Annex I of the E.U. Habitats Directive. South Dublin Bay is also an internationally important bird site.

25.2.2000

Appendix III

Finding of no significant effects report

Finding no significant effects report matrix

Name of project or plan

Dunboyne/Clonee/Pace Local Area Plan

Name and location of the Natura 2000 site(s)

Rye Water/Cartron SAC (Site Code 001398)

South Dublin Bay and River Tolka Estuary SPA (Site Code 004024)

North Dublin Bay SAC (Site Code 000206)

South Dublin Bay SAC (Site Code 000206)

Description of the project or plan

The plan refers to the draft Local Area Plan for Dunboyne/Clonee/Pace, Co. Meath.

Is the project or plan directly connected with or necessary to the management of the site(s)

No

Are there other projects or plans that together with the projects or plan being assessed could affect the site

No

The assessment of significance of effects

Describe how the project or plan (alone or in combination) is likely to affect the Natura 2000 site.

No direct impacts on any Natura 2000 site will occur. A number of indirect impacts were considered including:

- a. foul sewerage impacts on watercourses
- b. surface water flows to watercourses
- c. impacts arising from water abstraction

Possible impacts on Natura 2000 sites within 15km of the Local Area Plan lands were considered.

Explain why these effects are not considered significant.

Wastewater generated in the LAP area is pumped to Dublin City Council's Ringsend WWTP and the treated effluent is discharged to the Irish Sea.

The draft includes a 30m buffer zone between floodplains and riparian corridors and significant new development. It is the policy of the Council to prevent flooding caused by poorly drained runoff. In order to affect this, Sustainable Urban Drainage Systems (SUDS) will be incorporated into all developments in order to reduce and ultimately prevent flooding. SUDS are effective technologies which aim to reduce flood risk, improve water quality and enhance biodiversity and amenity. It is proposed to continue this policy of requiring SUDS proposals to accompany all developments particularly large-scale development in the Corridor.

These requirements will ensure that there will be no significant impacts on watercourses from surface water flows as a result of the implementation of the Draft Plan and therefore no impacts to Natura 2000 sites.

The population centres of Dunboyne, Clonee and Pace are served from the existing water supply network (substantially from Fingal CC). Any water supply that is provided from wells or groundwater sources is limited to individual properties outside of these population centres on the fringes of the LAP area. The underlying approach in the LAP is that any new land identified for development in the future is either in or adjacent to built up areas in the existing population centres. Accordingly, the water supply for future development will be provided from the extension and upgrading of the existing water supply network; or in other words, it will not be reliant on new or additional abstraction from ground water sources. In this regard there would be no predicted impacts on the Rye Water Valley SAC.

List of agencies consulted: provide contact name and telephone or e-mail address

National Parks & Wildlife Service, Department of the Environment Heritage & Local Government

Response to consultation

The NPWS were contacted on the 16th July 2009 and communication was received on the special conservation interests (SCIs) of the nearest SACs and concerns regarding water abstraction.

Data collected to carry out the assessment

Who carried out the assessment

Moore Group (Environmental Services), Corporate House Ballybrit Business Park, Galway.

Sources of data

NPWS database of designated sites at www.npws.ie

Level of assessment completed

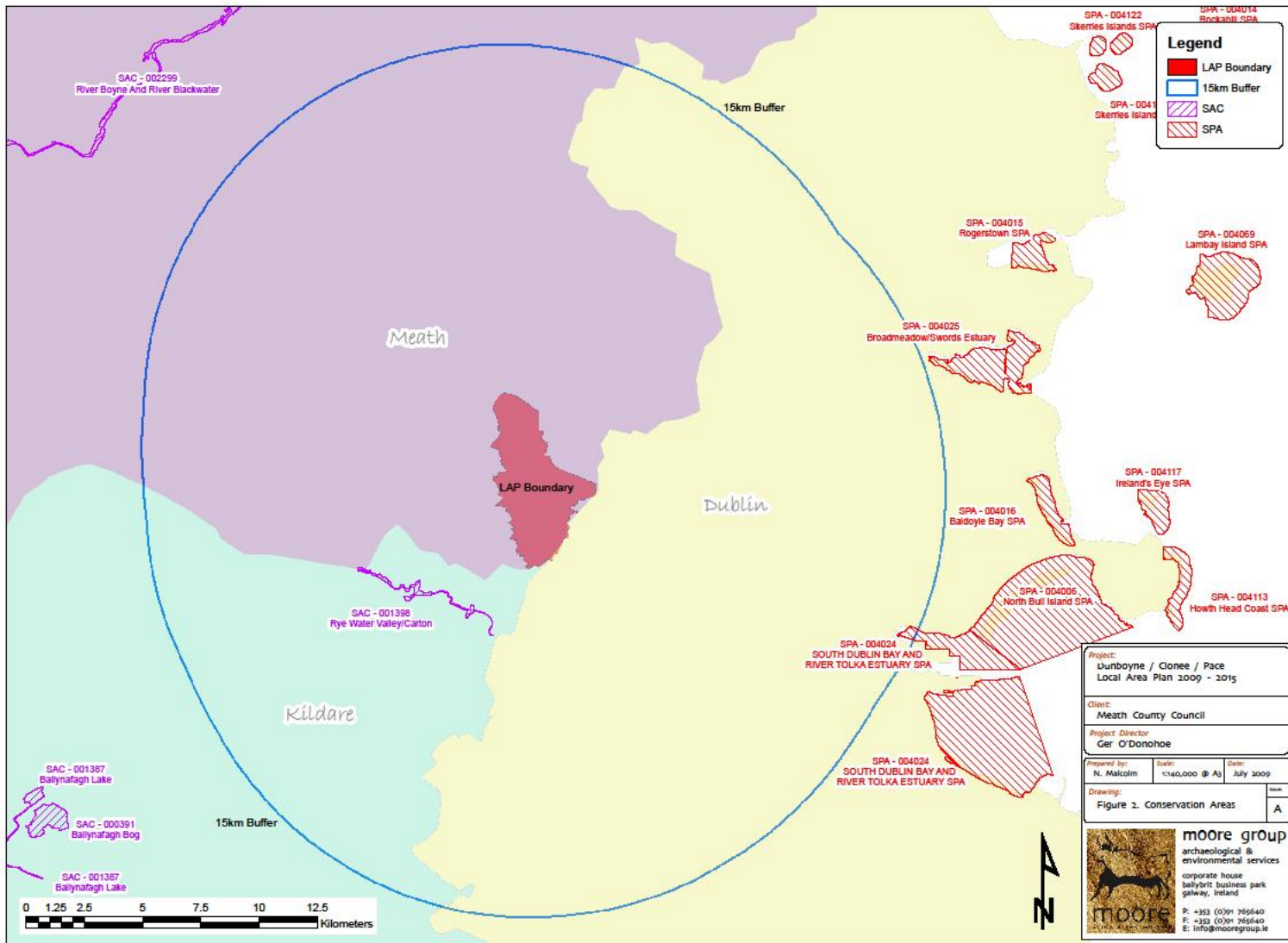
Desk Study

Where can the full results of the assessment be accessed and viewed

Meath County Council, County Hall, Navan, Co. Meath.

Overall Conclusions

No direct impacts on Natura 2000 sites will occur as a result of the implementation of the Draft Dunboyne, Clonee, Pace Local Area Plan. A number of indirect impacts were identified which could potentially give rise to impacts to Natura 2000 sites. These included impacts to water from foul sewerage and surface water. All Natura 2000 sites within 15km of the Local Area Plan lands were assessed. It was concluded that there will be no foul sewerage impacts because all foul sewerage will be treated in the Ringsend Water Treatment Plant. It was concluded that there will be no significant impacts on watercourses because of the Draft Plan's requirement for a 30m buffer zone between floodplains and riparian corridors and significant new development and the requirement for storm water management plans incorporating SUDS for all developments. The population centres of Dunboyne, Clonee and Pace are served from the existing water supply network (substantially from Fingal CC). Any water supply that is provided from wells or groundwater sources is limited to individual properties outside of these population centres on the fringes of the LAP area. The underlying approach in the LAP is that any new land identified for development in the future is either in or adjacent to built up areas in the existing population centres. Accordingly, the water supply for future development will be provided from the extension and upgrading of the existing water supply network; or in other words, it will not be reliant on new or additional abstraction from ground water sources.



APPENDIX 6

Record of Protected Structures

RECORD OF PROTECTED STRUCTURES

MEATH COUNTY DEVELOPMENT PLAN 2007-2013

MH050-105	R	14405001	Bennetstown Bridge	Bennetstown	Dunboyne	Bridge (railway)	Single-arch rock-faced limestone railway bridge with string courses and copings, built c.1850, carrying the road over the former railway track which is now disused.
MH050-106	R		Normans Grove	Normansgrove	Dunboyne	House (detached)	Two-storey, 18thC house with a high roof, incorporating part of an earlier house. 18th C residence of Like Eiffe.
MH050-107	R		Stirling House	Clonee	Clonee	Country House	Five-bay, two-storey late 18thC house. Lodges from early 19thC.
MH050-200	R	14341017	Dunboyne Castle Gates	Castlefam	Dunboyne	Gates and Pillars	Entrance to Dunboyne Castle, built c.1764, comprising channelled ashlar gate piers surmounted by ball finials with Greek key motifs. Set in rendered curved walls having inset square-headed pedestrian entrances.
MH050-201	R	14341016	Hamilton's Mausoleum and McMullans tombstone	Maynooth Road, Dunboyne	Dunboyne	Cemetery	Freestanding mausoleum, erected c.1799 by the Hamilton family, in memory of Charles Hamilton, Lord Dunboyne.
MH050-202	R	14341014	Court Hill	Dunboyne	Dunboyne	House (detached)	Detached three-bay two-storey over basement country house, built c.1835, and remodelled c.1900. Comprising of central pedimented bay, with recessed porch with Doric columns, flanked by recessed arches with inset window.Outbuildings and Walled Garden to N
MH050-203	R	14341015	Saint Peter's Church of Ireland Church	Maynooth Road, Dunboyne	Dunboyne	Church (C of I)	Detached church, built 1886, comprising of five-bay side elevations to nave, with apse to the east. Bounded by rendered rubble limestone walls and gate piers with spear-headed cast-iron railings.
MH050-204	R	14341013	Court Hill Lodge	Dunboyne	Dunboyne	Gate Lodge	Detached three-bay single-storey former gate lodge, built c.1880, now in use as private house. Hipped slate roof with rendered chimneystack and cast-iron rainwater goods.
MH050-205	R	14341018	Dunboyne Castle	Maynooth Road, Castlefam	Dunboyne	Country House	Detached seven-bay three-storey country house, built c.1764, designed by George Darley, and incorporating fabric of earlier house, c.1720. Stableyard and gates.

MH050-210	R	14341011		St. Marys Terrace, Navan Road, Dunboyne	Dunboyne	House (terraced)	One of a Terrace of ten three-bay two-storey houses, built c.1910. Hipped artificial slate roof with brick eaves course, cast-iron rainwater goods and red brick chimneystacks.
MH050-211	R	14341011		St. Marys Terrace, Navan Road, Dunboyne	Dunboyne	House (terraced)	One of a Terrace of ten three-bay two-storey houses, built c.1910. Hipped artificial slate roof with brick eaves course, cast-iron rainwater goods and red brick chimneystacks.
MH050-212	R	14341011		St. Marys Terrace, Navan Road, Dunboyne	Dunboyne	House (terraced)	One of a Terrace of ten three-bay two-storey houses, built c.1910. Hipped artificial slate roof with brick eaves course, cast-iron rainwater goods and red brick chimneystacks.
MH050-215	R	14341011		St. Marys Terrace, Navan Road, Dunboyne	Dunboyne	House (terraced)	One of a Terrace of ten three-bay two-storey houses, built c.1910. Hipped artificial slate roof with brick eaves course, cast-iron rainwater goods and red brick chimneystacks.
MH050-216	R	14341011		St. Marys Terrace, Navan Road, Dunboyne	Dunboyne	House (terraced)	One of a Terrace of ten three-bay two-storey houses, built c.1910. Hipped artificial slate roof with brick eaves course, cast-iron rainwater goods and red brick chimneystacks.
MH050-217	R	14341011		St. Marys Terrace, Navan Road, Dunboyne	Dunboyne	House (terraced)	One of a Terrace of ten three-bay two-storey houses, built c.1910. Hipped artificial slate roof with brick eaves course, cast-iron rainwater goods and red brick chimneystacks.
MH050-218	R	14341011		St. Marys Terrace, Navan Road, Dunboyne	Dunboyne	House (terraced)	One of a Terrace of ten three-bay two-storey houses, built c.1910. Hipped artificial slate roof with brick eaves course, cast-iron rainwater goods and red brick chimneystacks.
MH050-219	R	14341011		St. Marys Terrace, Navan Road, Dunboyne	Dunboyne	House (terraced)	One of a Terrace of ten three-bay two-storey houses, built c.1910. Hipped artificial slate roof with brick eaves course, cast-iron rainwater goods and red brick chimneystacks.
MH050-220	R	14341009	Dunboyne National School	Main Street, Dunboyne	Dunboyne	School	Detached nine-bay single-storey national school, built c.1908.
MH050-221	R	14341006	8 bay, 2 storey house	The Green, (south) Dunboyne	Dunboyne	House/shop	Detached eight-bay two-storey house, built c.1870, now also in use as public house. Formerly a pair of houses.
MH050-222	R	14341008	Dunboyne Parochial House	The Green, (north) Dunboyne	Dunboyne	House (detached)	Detached three-bay two-storey parochial house, built 1878, with flat-roofed central porch. Hipped slate roof with corbelled eaves
MH050-223	R	14341005	Dunboyne Cottage	Dunboyne	Dunboyne	House (detached)	Detached three-bay two-storey house, built c.1880, with central porch. Hipped slate roof with corbelled eaves course, cast-iron rainwater goods and red brick chimneystacks.

MH050-224	R	14341007	Saint Peter and Paul's Roman Catholic Church	Dunboyne	Dunboyne	RC Church	Detached gable-fronted church, built 1956, with projecting entrance porch, and three-stage bell tower to the south-east. Pitched copper-clad roof to church, moulded copper-clad roof to bell tower.
MH050-225	R	14341004	Dunboyne Castle Gate Lodge	Castlefarm	Dunboyne	Gate Lodge	Detached L-plan two-bay single-storey former gate lodge, built c.1870, with porch to recessed bay. Now in use as a private house Cast-iron railings and gate to front.
MH050-226	R	14341003	Post Box	Station Road, Dunboyne	Dunboyne	Post box	Cast-iron post box, erected c.1940, with moulded neck, cap and P & T insignia.
MH051-100	R		Gunnocks	Gunnocks	Dunboyne	House (detached	originally thatched, from 17thC, late Georgian two-storey, three-bay front added. Incl Outbuildings.
MH051-101	R		Summerseat	Clonee	Clonee	Country House	Detached Georgian three-bay, two-storey over basement house with single storey wings and large round headed windows.
MH051-102	R	14342004	House, outbuilding complex	Clonee	Clonee	House	Semi-detached three-bay two-storey house, c. 1820. Rubble stone walls with lime render. Pitched natural slate roof with clay ridge tiles. This structure may be the remains of a toll house.
MH051-103	R	14342003	Clonee Bridge	Clonee	Clonee	Bridge (road)	Triple-arch road bridge, built c.1860, with curved cutwaters to upstream side of bridge. Sneaked limestone walls with dressed limestone voussoirs. Segmental-arches to upstream side of bridge and round-arches to downstream side.
MH051-104	R	14342001	Water pump	Clonee	Clonee	Water pump	Cast-iron water pump, erected c.1870, with banded shaft, fluted neck, fluted cap with finial, spout and curved pumping handle.
MH051-105	R		Portan Thatched House	Portan	Dunboyne	Thatched house	Four-bay, two-storey farmhouse with hipped tin roof, mud/stone walls, derelict and with windows and door blocked.
MH053-101	R		Hilltown House	Hilltown	Clonee	House (detached)	Four-bay, single storey over basement House to front. Incl Outbuildings and Gate lodge.