

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

MEATH COUNTY COUNCIL

Dunshaughlin Local Area Plan

2009 - 2015



Adopted 22nd September 2009



comhairle chontae na mí
meath county council

Planning Department



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1.0 INTRODUCTION

1.1 Purpose of the Plan

The aim of this Local Area Plan (LAP) is to set out a framework for the proper planning and sustainable development of the town of Dunshaughlin. The Dunshaughlin Local Area Plan 2009-2015 in conjunction with the Meath County Development Plan 2013 – 2019 will be the main instrument to guide and control development in the area and thus has major implications on the future growth and development of the town.

With the adoption of the Planning and Development Act 2000, sustainability has become a key principle of planning policy in Ireland. It envisages the balancing of economic, social and environmental aspects of development in order to maintain and develop a high quality of life for everybody without compromising the protection of the environment and the needs of future generations. The Local Area Plan and the future growth of Dunshaughlin will be guided by these principles.

1.2 Plan Status and Plan Area

This Local Area Plan has been prepared in accordance with the requirements of the Planning and Development Acts, 2000 – 2014. It replaces the existing Written Statement and Detailed Objectives for Dunshaughlin which was included in the 2001 County Development Plan. The 2007 review of the County Plan did not update the Plans for the Towns and Villages; rather restated the policies and objectives of the 2001 Plan.

Section 19 of the Planning and Development Act, 2000 – 2014, states that a Local Area Plan may be prepared for any area, which the planning authority considers suitable, in particular, for those areas likely to be the subject of large scale development within the lifetime of the Plan. The Dunshaughlin Local Area Plan is valid for a period of six years from the date of adoption in 2009 to 2015 or until the LAP is amended or a new Plan is made. The Plan is subject to regular reviews to allow for changing circumstances; however, it is intended that the long-term vision set out will give a degree of continuity and certainty to the future development of Dunshaughlin.

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 Dunshaughlin, 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 Dunshaughlin 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 Dunshaughlin, 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 Dunshaughlin 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 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 Dunshaughlin. This culminated in an order of priority for the release of residential and employment lands has been introduced as part of the variation. Following the making of Variation No. 2 of the County Development Plan, the written statement of the Dunshaughlin 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 Dunshaughlin 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 ensure that the complete policy framework as applicable to Dunshaughlin 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 development objectives are 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 Dunshaughlin as contained in this LAP are qualified on this basis.

1.3 Requirements of a Local Area Plan

The Planning and Development Act 2000 - 2014 states that in a Local Area Plan, consideration can only be given to matters that relate to the proper planning and sustainable development of the area. Further, the Plan must be consistent with the objectives of the County Development Plan and must consist of a written statement and a plan or plans, which may include:

- Objectives for the zoning of land, or
- Other objectives for the proper planning and sustainable development of the area including details on community facilities and amenities and on standards for the design of developments and structures.

As stated in the previous section, the land use zoning objectives map for Dunshaughlin are now replicated from that contained in the County Development Plan 2013 – 2019, as varied. All subsequent references to land use zoning objectives and the land use zoning objectives map for Dunshaughlin as contained in this Local Area Plan are qualified on this basis.

The section on the Strategic Context of Dunshaughlin establishes the town's national and regional policy context as well as surveying and analysing the existing situation in terms of population, employment, socio-economic structure.

The Overall Vision and Strategy section outlines the vision and the strategic development principles for the proper planning and sustainable development of the town.

The section on Land Use Zoning Provisions and Objectives sets out the use classes generally permitted or open for consideration in each zone.

The Meath County Development Plan 2007-2013 formed the key contextual document used in the preparation of this LAP. The Dunshaughlin Local Area Plan 2009-2015 when adopted in 2009 set out to cover a six year period from 2009 - 2015. Meath County Council adopted a new County Development Plan (CDP) on the 17th December 2012. The Meath County Development Plan 2013-2019 sets out a vision, policy framework and specific objectives for future development in County Meath for a period of 6 years. Whilst the LAP was prepared and adopted in alignment and conformity to the 2007-2013 County Development Plan, the LAP has been updated and amended following the adoption of the 2013-2019 County Development Plan. All other references to the 2007 -2013 County Development Plan in this LAP were subsequently replaced. The policies and objectives of this Local Area Plan are consistent with those of the County Development Plan 2013-2019, being the primary planning policy document for the County.

The section on Policies and Objectives sets out the policies and detailed objectives, which the Council wishes to achieve in the six years of the Plan. They are complementary to the policies and objectives in the Meath County Development Plan 2013-2019. Should a conflict arise between policies and objectives as stated in this Plan with those of the County Development Plan (including variations), the latter shall take precedence.

The mapping included gives a graphic representation of the proposals of the Plan, indicating land use and other development standards together with various objectives of the County Council. In particular, the mapping contains the details of local objectives and it is essential therefore that particular attention is given to the maps when considering the local objectives. Should any conflict arise between the written statement and the maps, the written statement shall prevail.

1.4 Local Area Plan Structure

The written statement contains the following sections:

- Introduction
- Strategic Context
- Overall Vision and Development Strategy
- General Location and Pattern of Development, including zoning
- Residential – Strategic Policies and Objectives
- Economic Development - Strategic Policies and Objectives
- Open Space and the Natural and Built Heritage
- Community Objectives
- Retailing and the Town Centre
- Infrastructure, including Transport Infrastructure

1.5 Strategic Environmental Assessment

A Strategic Environmental Assessment (SEA) is required to be carried out in order to comply with the requirements of Directive 2001/42/EC of the European Parliament and of the Council on the assessment of the effects of certain plans and programmes on the environment, hereafter referred to as the SEA Directive. As part of the process of preparing a Local Area Plan for Dunshaughlin, and having regard to the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004), it was considered whether to carry out Strategic Environmental Assessment (SEA) on the proposed plan. The assessment of the issue was based on the criteria set down in the SEA Guidelines and Annex II of the SEA EU Directive for determining the likely significance of environmental effects of implementing the LAP. Based on the potential future population of Dunshaughlin which could exceed 10,000 persons in the event of reclassification, subject to the reclassification of Dunshaughlin in the Regional Planning Guidelines Review as a Moderate Growth Town and the confirmation of the location of a rail station to the northeast of the town it was decided to prepare a full SEA for the LAP. This is provided as a separate document.

1.5.1 Strategic Environmental Assessment of Proposed Draft Amendment No. 1 to the Dunshaughlin Local Area Plan 2009-2015

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 Dunshaughlin 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 prepared 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.

1.6 Appropriate Assessment

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 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 material amendments that were made to the Draft Plan. The Appropriate Assessment is provided as a separate document.

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 Dunshaughlin 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 of the Appropriate Assessment Document (provided separately to this Plan) in accordance with the EU Commission's methodological guidance (European Commission, 2001).

1.6.1 Appropriate Assessment of Proposed Draft Amendment No. 1 to the Dunshaughlin Local Area Plan 2009-2015

An Appropriate Assessment Screening was undertaken of the proposed draft amendment to the Dunshaughlin 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 accompanied the proposed draft amendment.

1.7 Implementation

The Council is obliged to monitor and review the operation and implementation of the 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 Plan will be dependent on the availability of appropriate levels of finance. The County Council will actively and innovatively strive to identify and secure resources from both the public and private sectors to implement the provisions of this Plan and actively promote a climate conducive to private investment in the town in accordance with the Local Area Plan.

As it is not possible to predict the allocation or level of public funding that will be available over the period of this Plan, the policies and objectives put forward will have to be the 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.

1.8 Public Consultation

A period of pre draft consultation was undertaken for this local area plan. A strategic issues paper was prepared and placed on display on the Meath County Council website, the planning department in Navan, Meath County Library in Navan, Dunshaughlin Area Office and Dunshaughlin library. Submissions were invited from the public from 15th September 2008 to 14th October 2008. A total of 26 written submissions were received on the Issues Paper. Those who made a submission are listed at Appendix A to the rear of the Plan. The details of these submissions and the response of the Manager to them are included in the separate Manager's Report document. A public event was also held on 16th September 2008 in the Dunshaughlin Area Office.

In February 2009, a Draft Plan was published and made available to the public and to various statutory bodies for consideration. A total of 27 written submissions were made on the Draft Plan and are listed at Appendix B to the rear of this Plan. The details of these submissions and the response of the Manager to them are included in the separate Manager's Report document.

Following consideration of these submissions, amendments were made to the Draft Plan. These amendments were placed on public display in June and July 2009. A total of 14 written submissions were made on the Amendments to the Draft Plan and a list of those persons or bodies that made a submission is provided at Appendix C to the rear of this Plan. The details of these submissions and the response of the Manager to them are included in the separate Manager's Report document.

2.0 STRATEGIC CONTEXT OF DUNSHAUGHLIN

STATUTORY CONTEXT

2.1 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 interconnections; 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.

Meath County, including Dunshaughlin is located within the Hinterland of the Greater Dublin Area (GDA). Development in the GDA Hinterland is to be concentrated in strategically placed, strong and dynamic urban centres known as the Prime Development Centres. Navan is identified as a County Town and a Primary Development Centre where the objective is that a population level is reached that supports self-sustaining growth. Towns such as Dunshaughlin which have populations between 1,500 and 5,000 and which are located on or near transport corridors radiating from Dublin will cater for local growth in residential, employment and service functions through enhancing the built environment, water services and public transport links. Dunshaughlin readily falls within this category of town in that its population in 2011 was 3,903 with committed unbuilt units amounting to a further 784 units. However, there have been recent upgrades to the water treatment and water supply infrastructure to cater for a population well in excess of this figure and for up to 12,000. The M3 motorway which bypasses the town was opened in June 2010 and Irish Rail – Iarnród Éireann have proposals to extend the rail line from Pace to Navan with rail stations at Dunshaughlin and Kilmessan.

The conditions therefore prevail for Dunshaughlin to make a real contribution to balanced regional development through the consolidation of the town, retaining a compact urban form in a quality setting, and through the wise use of natural and manmade resources, all of which is in accordance with the policy direction advanced in the National Spatial Strategy.

2.2 Regional Planning Guidelines for the Greater Dublin Area (2010 – 2022)

The Regional Planning Guidelines (RPGs) for the Greater Dublin Area translate the objectives of the NSS to a regional level and provide a long-term strategic planning framework for the development of the Greater Dublin Area up to 2022. A key element of the RPGs is an increased emphasis on the concentration of future development into the Metropolitan Area and into the designated development centres in the Hinterland Area.

As with the NSS, Dunshaughlin is located within the Hinterland Area where development is to be directed towards identified towns separated by green belts with higher densities, greater local employment opportunities and with a full range of facilities, including social facilities provided. The strategy advanced in the RPGs identified five classifications of urban centres, including Metropolitan Consolidation Towns, Large Growth Towns I and II, Moderate Sustainable Growth Towns (County Towns and Towns with a population 5,000 or more), Small Towns (1,500-5,000 population) and Villages. Dunshaughlin is identified within the Moderate Sustainable Growth Town category of the GDA Settlement Hierarchy. However this qualification is subject to the granting of permission of a railway order for the Navan Rail Line Phase II, including a station at Dunshaughlin. The RPGs acknowledge the strategic location of Dunshaughlin on the future Navan-Dublin rail line, with its resulting multi modal transport links, which will facilitate the development of the town based on best sustainability principles.

2.3 Meath County Development Plan 2013-2019

The Meath County Development Plan (CDP) has identified Dunshaughlin as a Moderate Sustainable Growth Town in the Settlement Strategy¹. The Core Strategy of the CDP indicates that all of the Moderate Sustainable Growth Towns should develop in a self-sufficient manner and that growth should be balanced to ensure that any increase in population will be in tandem with employment opportunities, capacity in physical and social infrastructure and will not be based on long distance commuting. Economic development and service provision in these towns will be an important factor in determining the appropriateness of new housing. These towns need to provide a full range of services adequate to meet local needs, both within the town and in the surrounding rural catchment area, but should not generate long distance travel patterns.

The previous Meath County Development Plan 2007–2013 identified the potential for Dunshaughlin to achieve the role of Moderate Sustainable Growth Town. This has been recognised in the Regional Planning Guidelines for the Greater Dublin Area 2010 which state that the town will be classified as a Moderate Sustainable Growth Town following the granting of permission for a railway order for Phase II of the Navan Rail Line, including a station at the town. Until such time as the railway order for Phase II is approved, Meath County Council considers that the town must develop in a manner consistent with that of a Moderate Sustainable Growth Town, i.e. focusing on self sustaining, integrated and compact development. A timeframe has yet to be confirmed for the delivery of this project or for the lodging of the Railway Order application.

¹ As stated in the RPGs, Dunshaughlin will become a Moderate Sustainable Growth Town following the granting of permission of a railway order for the Navan Rail Line Phase II, including a station at Dunshaughlin. All further references to Dunshaughlin as a Moderate Sustainable Growth Town within this Local Area Plan shall be under this recognition.

Key Demographic and Socio-Economic Trends

2.4 Population

The results of the Census of Population 2011 illustrate a period of continuing population growth between 2002 and 2011 in Ireland based on historically high net inward migration and an accelerated natural increase, with the population of the state increasing by 14.5%. The Greater Dublin Area (Dublin, Meath, Kildare and Wicklow) increased by a comparable rate of 14.9%. Growth in Meath County continued apace, increasing by 27.2% between 2002 and 2011, significantly greater than the GDA as a whole. This compares to an increase in the County of 22.1% in the 1996-2002 period and is symptomatic of the continuing overspill of population from the metropolitan area to the hinterland.

The population of Dunshaughlin Town was recorded at 3,903 in 2011, an increase of 15.3% on the 2006 figure of 3,384. This compares to an increase of approximately 13% in Navan Town and its Environs and 11.5% in Dunboyne / Clonee. This represented a significant slowdown in the 43.2% rate of increase experienced between 1996 and 2002 but was greater than the 10.5% increase experienced between 2002 - 2006. Table 2.1 below summarises population growth in the area between 2002 and 2011. The town of Dunshaughlin previously formed part of the overall ED for Dunshaughlin which also includes the rural hinterland. It should be noted that under the Local Government Reform Act 2014, Dunshaughlin town now forms part of the Local Electoral Area/Municipal District of Ratoath. The overall ED is included for comparative purposes.

Table 2.1 Population Change Comparing County Meath & Dunshaughlin (2002 – 2011)

	2002	2006	2011	Change 2002 - 2011	
				Actual	Percentage Increase
County Meath	134,005	162,831	184,135	50,130	37.4%
Dunshaughlin	3,063	3,384	3,903	840	27.4%

Source: Central Statistics Office (CSO Census 2002 – 2011)

An extract from Table 2.5 below of the Meath County Development Plan 2013 – 2019 provides an outline of remaining extant planning permissions in place for residential development in Dunshaughlin.

Table 2.2 Housing Allocation for Moderate Sustainable Growth Towns in Meath

Urban Centre	Committed Unbuilt Units	Housing Allocation 2013 - 2019
Moderate Sustainable Growth Towns		
Ashbourne	1,356	637
Trim	912	518
Kells	349	518
Dunshaughlin	784 ²	319
Kilcock	0	398

2.4.1 Age Structure of the Population

The CSO Census 2011 - Small Area Population statistics for Dunshaughlin indicates that the local population is relatively young with 26.4% of the population being aged between 0 – 14 years old. This is greater than the national percentage average for this age group of 21.3%. The population of pre-school age (0-4) was 323 (8.3%), of primary school going age (5-12) was 559 (14.3%) and of secondary school going age (13-18) was 392 (10%). There were 243 persons aged 65 year and over which represents 6.2% of the local population. This is significantly below the national percentage average for the 65+ age group (11.7%).

Table 2.3: 2011 Population – Age Profile Dunshaughlin, Meath & State %

Cohort/Years	0-14	15-24	25-44	45-64	65+
Dunshaughlin	1,034 (26.4%)	509 (13%)	1,237 (31.7%)	880 (22.6%)	243 (6.2%)
Meath	46,466 (25.2%)	20,972 (11.4%)	60,923 (33%)	39,452 (21.4%)	16,322 (8.8%)
State	979,590 (21.3%)	580,250 (12.6%)	1,450,140 (31.6%)	1,042,879 (22.7%)	535,393 (11.7%)

Source: Central Statistical Office (CSO); 2011 Census

The above table reveals that Dunshaughlin has a dependency ratio (persons aged under 15 years or over 65 as a percentage of the population aged 15-65) of almost 49%-and is symptomatic of the predominance of population in the younger cohorts. This compares, however, to a ratio of 59.0 in 2002 and therefore the dependency ratio has dropped by 10.3 over the period 2002 – 2011. The dependency ratio is now broadly in line with the county and national average (close to 50).

² This figure was computed at the time of preparing the County Development Plan 2013-2019. The Planning Authority is satisfied that this figure remains accurate at the time of preparing Variation No. 2 of the County Development Plan 2013-2019 in 2014.

Table 2.4: 2006 Dependency Ratio (2002 in brackets)

	Dunshaughlin	Meath	State
Youth Dependency	42.2 (51.2)	34.2 (39.0)	29.7 (37.5)
Elderly Dependency	7.7 (7.8)	11.7 (8.7)	16.1 (11.1)
Total	49.9 (59.0)	45.9 (47.7)	45.8 (48.6)

Source: Central Statistical Office (CSO); 2002, 2006 Census

Table 2.5 2011 Dependency Ratio

	Dunshaughlin	Meath	State
Youth Dependency	39.4	36.5	31.9
Elderly Dependency	9.3	13.5	17.4
Total	48.7	50	49.3

Source: Central Statistical Office (CSO); 2011 Census

So while the dependency ratio is now slightly lower than in Meath and the State, the proportion in the youth dependency is greater in Dunshaughlin. This is the group that will become economically active in the next 5-10 years and which will require homes and jobs locally if Dunshaughlin is to retain its population and become self-sufficient.

2.4.2 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. The Census 2011 indicated that there were a total of 1,392 households within the town, with a significant portion (46%) of these constituting the traditional family home (i.e. couple with children). This is broadly consistent with the County Meath average of 44%. One person households accounted for 17% of the total housing figure with 226 falling into this category. The greatest demand for future housing will therefore be seen within the traditional family house type (i.e. larger houses with private gardens and safe play area for children).

2.4.3 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, more people living alone, and people getting married later in life.

This has implications for zoning of land to accommodate increases in population as the smaller the household size, the greater is the number of households required. Notwithstanding, average household size in Dunshaughlin town was 3.02 in 2011, a decrease from 3.17 in 2006 and 3.34 in 2002. This compares to 2.96 in Meath in 2011 which dropped from 3.04 in 2006 and from 3.6 noted in the 2002 census.

The reason why household sizes are larger in Dunshaughlin is because of the very high proportion of couples with children and the low single person households. The Meath County Development Plan 2013-2019 estimates that average household size in the County will drop to 2.62 in 2016 and while this represents a drop from 3.04 in 2006, this is in keeping with trends in the GDA and the assumptions made in the Regional Planning Guidelines for the Greater Dublin Area 2010-2022.

2.5 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. Changes in the size of the labour force are influenced by demographic trends and participation rates (the size of the labour force as a proportion of those over age 15). 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.

In addition, there has been an increase in female participation due to improved access to education for females, return of married women to the work place and the decline in household size.

There were 1,909 persons aged 15 years and over in the labour force (2011 Census) and of these 85.2% (1,626 persons) were at work at that time. The unemployment rate for this area was 14.8% compared with a national average rate of 19%.

Of the 960 persons aged 15 years and over who were outside the labour force, 40.3% were students, 26.8% were looking after the home/family and 25.4% were retired.

Of the 1,626 workers enumerated in this area, 1,115 worked outside the area. The daytime working population (resident & non-resident) of this area was 1,029 with commerce and trade and professional services recorded as being the largest sectors of employment.

Table 2.6 Workers by Industry - Dunshaughlin

Industry	Daytime Working Population
Agriculture, Forestry & Fishing	8
Building & Construction	74
Manufacturing	52
Commerce & Trade	342
Transport & Communications	55
Public Administration	62
Professional Services	316
Other	120
Total	1,029

Education

Of those aged 15 years and over whose full time education had ceased, 8.5% were educated to at most primary level only, a further 57.5% attained second level education and 34% were educated to third level.

Travel to Work

The CSO Census POWSCAR 2011 data reveals some interesting information on travel patterns for the working population of Dunshaughlin town. There were 1,622 total workers residing in the town, with 256 working within the town itself (16%). A further 248 person (15%) work elsewhere within County Meath with 857 persons (53%) commuting out of the county for work. This level of commuting outside of County Meath for work is a significant trend which is also reflected at county level. These travel patterns and travel to work times impact on the quality of life for residents of Dunshaughlin.

Of those travelling to work, 70% of all journeys are accounted for by private car use, with 137 workers (8%) travelling to work by public transport. The average journey time was 33 minutes and 43% of workers faced a commuting time in excess of 30 minutes.

2.5.1 Location of Employment

What these figures hide is where 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 Dunshaughlin. Many people residing in Dunshaughlin work elsewhere, mostly in Dublin.

Recent investments in infrastructure, including the M3 motorway, Water Supply and Wastewater and broad band infrastructure and proposed improvements in public transport make Dunshaughlin a viable and attractive location for employment. Add to this a pool of highly skilled people that are actively seeking employment in the County and the conditions prevail for increasing the availability of employment in the town. It is imperative that the Development Plan in zoning lands for employment generating activities creates the conditions such that there are no physical land use planning constraints to facilitating additional employment when economic conditions are stabilised and the economy begins to grow again.

2.5.2 Social Structure

The CSO has a number of measures for categorising social class groupings, one of which is tabulated below. This socio-economic 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: Socio-Economic Groupings

Category / ED	Dunshaughlin	Meath	State	Dunshaughlin
A Employers & Managers	24.1	18.8	15.6	
B Higher Professionals	7.1	5.8	6.5	
C Lower Professionals	13.0	10.5	10.7	44.2
D Non-manual	20.1	17.1	17.0	
E Manual Skilled	11.6	11.7	10.2	
F Semi-skilled	6.0	8.4	8.7	37.7
G Unskilled	2.2	3.3	3.6	
H Own account workers	6.4	7.1	6.0	
I Farmers	0.5	4.6	5.4	
J Agricultural workers	0.8	0.9	0.6	9.9
Z All other workers	8.1	11.7	15.6	8.1

Source: Census 2011

A significant proportion of the population was categorised in the ABC social grouping in Dunshaughlin in 2011 representing 44.2% of the population. This compares to 35.1% for Meath and 32.8% for the State. This is the social grouping with the highest earnings potential and is indicative of the higher skills base of the town. In particular, in the highest category of Employers & Managers, Dunshaughlin shows a much greater proportion at 24.1% compared to 18.8% in Meath and 15.6% in the State. The issue for Dunshaughlin is that there are a significant proportion of these types of workers leaving the town to work elsewhere with a consequent drain of expenditure potential.

2.6 The Economy

Meath does not have a high dependency on foreign companies which although has an impact on productivity, in time of an economic downturn leaves it less susceptible. In Dunshaughlin there are no foreign owned firms. A survey of local employers undertaken in September and October 2008 reveal businesses to be predominantly small businesses engaged in services.

Approximately 290 no. businesses were surveyed of which 38% were engaged in services, including financial services, 16% were engaged in manufacturing, 12% in building and 16% in the retail business. This is reflective of the trends identified in the Census. Of those who responded to a question about details of the number of employees between 2002 – 2007 and again in 2008, all business underwent a growth in employees in the 2002-2007 period, the largest of which occurred in the services sector, where growth averaged 16.0% per annum. The retail sector was the next highest, experiencing an increase of 10.8% per annum over the period.

Table 2.8: Employment Trends

	2007-2008	2002-2007	PA Average 2001-2006
Services	-6.1%	+80.0%	+16.0%
Manufacturing	-6.5%	+6.5%	+1.3%
Building	-38.0%	+15.0%	+3.0%
Retail	-8.7%	+54.0%	+10.8%

Source: Consultants Research

In all sectors, employment levels dropped in 12 month period September 2007 to September 2008, with the biggest decrease in the building sector. This is in line with

national trends and is an indication of how the economic down turn has manifested itself in Dunshaughlin.

CHALLENGES

2.7 Key Issues Arising

The key issues that arise from the review of the policy context and the socio-economic profile of the area that are of relevance to making policy can be summarised as follows:

- The town is identified as a Moderate Sustainable Growth Town in the Regional Planning Guidelines for the GDA and this status is reflected in the settlement strategy of the Meath County Development Plan 2013-2019 noting that qualification on this designation as previously stated.
- Moderate growth towns in the Regional Planning Guidelines have populations of up to 15,000.
- The population of Dunshaughlin increased by 15.3% over the 2006-2011 census period from 3,384 to 3,903 persons. This was a steady rate of increase but significantly less than the c.43% increase experienced between 1996 and 2002 and lower than other urban centres in the County.
- At present, there are extant planning permissions in Dunshaughlin for multiple residential developments which would deliver 784 new units. In addition to this, the Core Strategy of the Meath County Development Plan 2013-2019 provides an additional housing allocation of 319 residential units during the Development Plan period.
- Increasing the population to a level appropriate to a Moderate Sustainable Growth Town in accordance with the Core Strategy provisions outlined for Dunshaughlin in the Meath County Development Plan 2013-2019 will require the zoning of additional lands to facilitate that population and to ensure it is adequately serviced with associated employment, commercial and community facilities in a quality urban environment in line with sustainable development and land use management principles.
- The dependency ratio in Dunshaughlin at 48.7 has reduced slightly below its figure of 49.9 in 2006. The Dependency ratio overall is relatively consistent with that of the County Meath total (50) and the State (49.3). Youth dependency at 39.4 is however a higher average than Meath (36.5) and the State (31.9). This reflects the younger population profile (age 0-14) resident in the town. Dunshaughlin is an attractive destination for families most likely because of its proximity to Dublin and the relative affordability of housing.
- The labour force participation rate in Dunshaughlin was recorded at 85.2% during 2011 which was above the county average of 82%. The unemployment rate stood at 14.8% in 2011 which is significantly below the national average of 19%. These rates indicate that the town has an economically active population. The services sector is the key sector for employment, in particular commerce & trade in addition to the professional services sector. 44.2% of the population is in the ABC social

grouping³ which compares to 35.1% for Meath and 32.8% for the State.

- The most striking feature in the profile of the town is that this economically active work force engaged in higher order jobs in the services sector is leaving Dunshaughlin to work elsewhere in the Greater Dublin Area, particularly north Dublin.

2.8 The Challenge

The single greatest challenge of the Dunshaughlin Local Area Plan is to create and facilitate the creation of conditions that direct population to Dunshaughlin such that the town grows towards a Moderate Sustainable Growth Town status as identified in the Meath County Development Plan 2013-2019. Dunshaughlin should aim to develop in a self-sufficient manner and levels of growth should be balanced to ensure that any increase in population will be in tandem with employment opportunities, capacity in physical and social infrastructure and will not be based on long distance commuting. Economic development and service provision in the town will be an important factor in determining the appropriateness of new housing. Dunshaughlin will need to provide a full range of services adequate to meet local needs, both within the town and in the surrounding rural catchment area, but not generate long distance travel patterns.

³ A relates to Employers and Managers, B refers to Higher Professionals and C refers to Lower Professionals.

3.0 DEVELOPMENT PLAN STRATEGY

3.1 Core Objectives

The Meath County Development Plan provides the overall statutory framework for the development of County Meath. According to Section 19(2) of the Planning & Development Acts (2000 - 2014) a Local Area Plan must be consistent with the objectives of the 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. Dunshaughlin is designated as a Moderate Sustainable Growth Town in the County Development Plan, consistent with its designation within the Regional Planning Guidelines for the Greater Dublin Area 2010-2022. This places the town in a middle tier of the county settlement strategy as per Table 3.2 of the CDP (see table overleaf)

Table 3.1: Settlement Hierarchy for County Meath (CDP 2013 – 2019)

Type of Settlement	Centres
Large Growth Town I	Navan, Drogheda Environs
Large Growth Town II	Dunboyne, Maynooth Environs
Moderate Sustainable Growth Town	Ashbourne, Kells, Trim, Kilcock Environs, Dunshaughlin
Smalls Towns	Bettystown/Laytown/Mornington East, Duleek, Enfield, Oldcastle, Ratoath, Stamullen
Villages	Ballivor, Carlanstown, Carnaross, Clonard, Clonee, Crossakiel, Donore, Drumconrath, Gibbstown, Gormonston, Julianstown, Kentstown, Kilbride, Kildalkey, Kilmainhamwood, Kilmessan, Longwood, Mornington/Donacarney, Moynalty, Nobber, Rathcairn, Rathmolyon, Slane, Summerhill

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

Economic opportunities through good road connections, good social infrastructure and a strong local labour market should be capitalised on to attract a range of enterprises. The levels of economic activity should be sufficient to service the local population.

The Meath County Development Plan 2007–2013 identified the potential for Dunshaughlin to achieve the role of Moderate Sustainable Growth Town. This has been recognised in the Regional Planning Guidelines for the Greater Dublin Area 2010 which state that the town will

be classified as a Moderate Sustainable Growth Town following the granting of permission for a railway order for Phase II of the Navan Rail Line, including a station at the town. Until such time as the railway order for Phase II is approved, Meath County Council considers that the town must develop in a manner consistent with that of a Moderate Sustainable Growth Town, i.e. focusing on self-sustaining, integrated and compact development. A timeframe has yet to be confirmed for the delivery of this project or for the lodging of a Railway Order application.

Objective SS OBJ 11 seeks the following for Moderate Sustainable Growth Towns;

“To ensure that Moderate Sustainable Growth Towns develop in a self sufficient manner with population growth occurring in tandem with physical and social infrastructure and economic development. Development should support a compact urban form and the integration of land use and transport.”

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 from Table 2.4 as it relates to Dunshaughlin is presented below.

Table 3.2: Household Allocation for Dunshaughlin

	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)
Moderate Sustainable Growth Town							
Dunshaughlin	319	35	9.1	62.9	1.9	64.9	55.7

The table also illustrates the extent of existing residential zoned land in comparison to the required amount to accommodate the household allocation. Dunshaughlin, with an allocation of 319 units, requires approximately 9 hectares of residential zoned land. The Dunshaughlin LAP, as adopted in 2009, contained approximately 65 hectares, giving a surplus of circa 56 hectares. At the time of preparation of the County Development Plan, there were extant permissions for 784 units in Dunshaughlin.

The Dunshaughlin Local Area Plans has been amended in order to ensure that it is consistent with the Development Plan, as required by legislation. This gives effect to Objective CS OBJ 2 which seeks

“To publish amendments to the Local Area Plans of Ashbourne, Drogheda Environs, Dunboyne/Clonee/Pace, Dunshaughlin and Ratoath within one year of the adoption of the Meath County Development Plan 2013-2019 to ensure that they are consistent with the Development Plan, 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 to achieve consistency with the Core Strategy of the Meath County Development Plan 2013–2019 will only identify 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.”

The Development Plan states that the release and development of residential lands shall take account of the following criteria:

- the sequential approach to development;
- the efficient use of land by consolidating existing settlements and promoting a compact urban form;
- the provision of necessary physical infrastructure, primarily the availability of capacity in water and wastewater infrastructure;
- spare capacity in existing (and anticipated) social infrastructure, primarily national and second level educational facilities;
- a more sustainable economic base whereby a greater percentage of the population are employed locally;
- The location and scale of existing permissions in the particular town or village;
- Flood risk assessment and the Flood Risk Management Guidelines;
- Potential environmental impacts including those relating to the Habitats Directive, strategic environmental assessment and environmental impact assessment.

In addition to these factors, the Core Strategy of the Development Plan includes a number of core principles which articulate how the Development Plan vision will be achieved, namely, 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 Dunshaughlin in terms of guiding future development patterns for the area, e.g.

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.

These core objectives have informed and determined the settlement, transport and economic strategy of the amended Local Area Plan, cognisant of the effects of the Plan's policies on the environment.

3.2 Existing Physical Characteristics

Dunshaughlin is located on the former N3 National Primary Route (now reclassified as the R147 route following the opening of the M3 Motorway) c.12 km from Dunboyne to the south and c.20km from Navan to the north. It developed along the R147 and has no significant natural features such as a major river or a coast line that has impacted its urban form. Development in the town commenced at the intersection of the R147 and the R125 (Ratoath Road) and continued south along the R147. This gives Dunshaughlin a very distinctive linear urban form and is the abiding physical characteristic of the town. The R147 comprises its main street and is the focus of commercial, retail and community facilities with a whole range of land uses provided.

Residential development has taken place east and west of the main street with further residential development to the north of the town. There is one principal business/light industrial centre located to the south-east of the town with community/educational facilities all located to the west of the R147– two schools to the north west and a third school and a Health Centre located to the south west.

3.3 Settlement Strategy

The location of the various zoning objectives are indicated on the land use zoning map provided at Chapter 4.0. The population of Dunshaughlin was recorded at 3,903 persons in 2011. There were 1,435 households recorded in Dunshaughlin in 2011, of which, 131 were unoccupied. On this basis of all of the households recorded in the 2011 Census being occupied, all of the 784 units contained in the extant permissions being constructed and occupied and the household allocation of 319 additional units over the life of this plan being realised, the total number of households at the end of this plan could reach 2,538 units. At an assumed average occupancy of 2.8 persons per household, this could accommodate a population of 7,106 persons or almost a doubling of the 2011 population. There is adequate capacity available within the piped water services infrastructure to accommodate this quantum of development. It is accepted that this scenario is unlikely to materialise and that

the actual growth rate will be more modest. There is a need to ensure that growth happens in a manner that is sustainable and provides the required services, including jobs, to the population to ensure the town does not continue to develop as a commuter town and that the commensurate community, recreational and educational facilities required to guarantee life quality are provided.

The development scenario provided under this Local Area Plan is on the basis of the Pace (M3 Parkway) to Navan rail route travelling west of the M3 Motorway with a rail station located on the Drumree side of the Motorway. This agrees to the detailed design of the proposed rail scheme as prepared by Irish Rail – Iarnród Éireann and the objectives to preserve this route free from development as contained in the County Development Plan 2009 – 2015.

3.4 Land Use and Transport Strategy

The focus of the Plan's land use and transportation strategy is to consolidate development within the physical boundary created by the M3 Distributor Link Road and proposed rail line to the west relief road to the east. It is an objective of the Plan to continue the M3 Distributor Link Road to connect to the Dublin Road such that it forms a continuous western boundary to the town. In so doing the settlement/zoning strategy is based on the principle of creating a compact urban form, providing for the wise management of urban lands and the most effective and efficient use of costly infrastructural services.

The land use zoning map also identifies lands to the south west of the town between the existing development area boundary and the proposed extended M3 Distributor Link Road for employment use. The development of these lands will ~~also~~ be the subject of a Framework Area Plan. An order of priority or phasing has been introduced to the lands identified with a residential and employment generating land use zoning objective. This ensures that the land use zoning objectives are in compliance with the Core Strategy and economic strategy as contained in the County development Plan and as applicable to Dunshaughlin.

4.0 LAND USE ZONING – PROVISIONS AND OBJECTIVES

4.1 Land Use Zoning Objectives

The land use zoning objectives applicable to the Local Area Plan and as set out on the land use zoning map are in accordance with the objectives contained in Volume I and V of the Meath County Development Plan 2013 – 2019 as varied. For reference purposes, the objectives (as set out in the Development Plan) which apply to the LAP lands are outlined in this section.

The purpose of land-use zoning is two-fold:

- It indicates the objectives of the County Council for all lands within Dunshaughlin Local Area Plan boundary, including the uses that are acceptable or unacceptable in a particular area, and
- It reduces the potential for conflict between 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 compatibility with the development control guidelines and standards outlined 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 also of importance in establishing whether or not a development proposal conforms to the proper planning and sustainable development of an area and these matters will be given consideration in the assessment of a planning application.

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.
E2 General Enterprise & Employment (Category 2)	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.
F1 Open Space	To provide for and improve open spaces for active and passive recreational activities
G1 Community Infrastructure	To provide for necessary community, social and educational facilities.

R1 Rail Corridor	To provide for a strategic rail corridor and associated physical infrastructure
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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 map 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 standalone premises (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.

A1 Existing Residential

“To protect and enhance the amenity of developed residential communities.”

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

“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.”

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 Dunshaughlin in the Settlement Hierarchy provided in the Core Strategy.

This Local Area Plans 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.

The County Development Plan states that *“It is envisaged in the interest of sustainability that the larger tracts of lands identified for A2 land use zoning objective 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 Dunshaughlin, 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

“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 Development Plan establishes the general principle of use within a given land use zoning objective. Nothing in this section shall confer an expectation that a particular scale of retail outlet is permissible within Dunshaughlin as other considerations as outlined in the Retail Strategy Section of the 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.

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 development of E2 lands seek to provide for the creation and production of enterprise and facilitate opportunities for industrial, manufacturing, distribution, warehousing and other general employment / enterprise uses in a good quality physical environment.

It shall be the policy of Meath County Council to apply a more flexible approach to large scale office type development in excess of 200 sq. m. of gross floor area in significant areas (i.e. in excess of 3 hectares of land that is currently undeveloped) of E2 land use zoning objective under the following conditions:

- The preparation of a 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.

E2 General Enterprise & Employment (Category 2)

“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.”

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

Within Category 2 centres such as Dunshaughlin, E2 zones should cater primarily for small to medium scale enterprise and manufacturing uses allowing for the full range of industrial processes to take place within a well designed and attractive setting. The development of small to medium scale office based industry will be accommodated in Moderate Growth Towns on suitable sites.

Permitted Uses

Agri – Business, Bring Banks, Builder’s Providers, Car Dismantler / Scrap Yard, Car Park (incl. Park and Ride), CHP / Waste to Energy Facilities, Domestic Fuel Depot, Energy Installation, Enterprise Centre, Enterprise & Business Start Ups, Factory Shop, Furniture Showroom (only where product displayed is manufactured on site), Go Kart Track, Heavy Vehicle Park, Industry – General, Industry – Light, Logistics, Mart / Co-op, Motor Repair / Servicing, Offices 100 – 1,000 sq. m., Plant & Tool Hire, Recycling Facility (Civic & Amenity), Telecommunication Structures, Transport Depot, Warehousing, Water Services / Public Services.

Open for Consideration Uses

Abattoir, Childcare Facility, Construction & Demolition Waste Recycling Facility, Garden Centre, Motor Sales, Petrol Station, Restaurant / Café, Veterinary Surgery, Waste Recycling / Transfer / Sorting Centre, Wholesale Warehousing / Cash and Carry.

F1 Open Space

“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

“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

Land Use Zoning – Provisions and Objectives

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

“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.

5.0 RESIDENTIAL DEVELOPMENT

5.1 Strategy

In the interest of sustainable land use management, new residential developments are located adjoining the existing built edge and within walking distance of the town centre, public bus corridors and educational facilities within the town. This approach will contribute to the reduction in the use of the private car as the primary mode of transport, encourage walking, cycling and the use of public transport, and will contribute to social inclusion. To this end, the Development Plan seeks to enhance pedestrian and cycle access to the preferred station. This is discussed in greater detail in Chapters 8.0 and 9.0.

In accordance with the Core Strategy of the Meath County Development Plan 2013-2019, Dunshaughlin has a household allocation (for the Development Plan period) of 319 dwelling units in addition to the 784 committed housing units in the form of extant planning permissions.

It is clear from the extract of Table 2.4 in the County Development Plan that there was a significant excess of residentially zoned land contained in the Local Area Plan for Dunshaughlin as adopted in 2009 in comparison to that now required to satisfy the household allocation now provided. This LAP is legally obliged to be consistent with the Meath County Development Plan, its Core Strategy and with the household projections and population growth contained therein. In order to achieve this consistency, an evidence based approach was developed to evaluate the land which benefitted from a residential land use zoning objective. The amended land use zoning objectives map has identified the lands required to accommodate the allocation of 319 units provided for under the Core Strategy of the 2013 – 2019 County Development Plan. 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 in Table 2.4 detailed above (Chapter 3 refers). The requirement for any further release of residential zoned land in Dunshaughlin will be assessed following the making of the next County Development Plan in line with the population projections contained therein.

In determining which residentially zoned lands should be prioritised for release, a strong emphasis was placed on a sequential approach to development, in line with the guidance contained in Section 2.3.4 of the 2013 – 2019 County Development Plan. The use of the Justification Test for lands at risk of flooding was not considered necessary in light of the extent and nature of alternative residential zoned land at a lower risk of flooding. The evaluation of the development areas therefore excluded those areas within the identified flood risk mapping. This related to one area towards the western part of the development boundary adjoining the M3 Interchange link road. The evaluation also excluded all sites with the benefit of an extant permission in adherence to Core Strategy CS OBJ 6 of the County Development Plan 2013 - 2019.

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, have been 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.

The sites that were evaluated are detailed in the tables overleaf. The location of these lands is illustrated on the maps in Figure 5.1 and replicates that contained in the maps contained in the Evaluation of Residentially Zoned Lands (Volume V of the Meath County Development Plan 2013-2019 refers).

Distance to the town centre, bus stops, and to schools (primary and post primary) was calculated on the basis of walking distance from the sites.

The town centre was taken to be the junction of Main Street and Maelduin Road.

The locations of schools in Dunshaughlin relative to the sites are illustrated in Appendix 3 as referred to previously.

The scoring system is based on a grading system of 1 through to 5 from the particular criterion (i.e. the town centre, educational building, etc), with the scores being awarded based on distance from a particular facility or point. The lower the score, the more preferable a site will perform for a category. Based on the cumulative performance through each the categories all sites will be given a ranking to determine its suitability for development based on a sequential approach. The scoring detail is also explained on each individual map.

An evaluation exercise was undertaken on the existing uncommitted residential zoned land bank within the town. This process identified 12 different sites (labelled A to L) that are greater than 0.5ha which were assessed against the 5 criteria. These are outlined in the following tables.

Following the evaluation, it was found that sites J, E and F scored the highest and have the potential to accommodate approximately 319 units on an assumed density of 30 - 35 units per hectare as provided for in Table 2.4 of the County Development Plan 2013 - 2019. Therefore these sites are prioritised for release during the lifetime of the Meath

County Development Plan 2013-2019. All other lands with the benefit of a residential land use zoning objective are identified as Phase II (Post 2019) and are not intended for release within the life of this Development Plan.

The remaining sites in the evaluation table will be included in Phase II of the Order of Priority phasing programme and are not intended to be developed during the current Meath County Development Plan period 2013-2019.

In relation to Site F, part of these lands (2.73 hectare) is indicated to be in the Phase I Order of Priority. The site includes an area of F1 "Open Space" which will act as a green buffer area between the future residential area and the adjoining E2 "*General Enterprise & Employment*" zoned lands to the west. In addition, an area of 0.4 hectares dedicated to public open space within the residential scheme shall be provided reflecting the additional area of open space previously identified on the land use zoning objectives map. The precise layout and design of this open space shall be determined during the development management process. This area of dedicated open space shall be additional to the normal requirements as specified in the Development Management Guidelines contained in Volume I of the County Development Plan.

Table 5.1: Residential sites for evaluation in Dunshaughlin

	Location	Land Area (ha)
Site A	Lands northwest of Dunsany Road Roundabout	3.69ha
Site B	Lands to the east of the R125 Motorway Link Road	3.41ha
Site C	Lands to the east of the R125 Motorway Link Road roundabout	3.38 ha
Site D	Lands at Mabestown west of Manor Court housing development	4.5ha
Site E	Lands south of Seachnall House adjoining the R147	3.14ha
Site F	Lands adjoining the R147 southeast of the town	9.61ha (7.69ha is A2)
Site G	Lands east of Dunshaughlin Business Park	9.24ha (8.58ha is A2/B1)
Site H	Lands east of Maelduin along the Lagore Road	3.87ha
Site I	Lands northeast of Lagore Crescent	0.86ha
Site J	Lands East of Seachnalls Street	5.46ha (4.76ha is A2)
Site K	Lands South of the R125 Ratoath Road	6.85ha (6.62ha is A2)

Table 5.2: Outcome of Residential Land Evaluation

Site Name	Site A	Site B	Site C	Site D	Site E	Site F	Site G	Site H	Site I	Site J	Site K
Proximity to Town Centre	5	4	4	3	3	3	3	3	3	2	3
Proximity to Education	3	3	3	3	3	3	3	4	4	3	3
Served by Public Transport Corridor	4	5	5	5	1	2	3	4	3	2	3
New Roads Required	1	1	1	3	1	3	5	1	5	1	3
Infill Opportunity	5	5	5	5	5	3	5	5	5	3	5
Total	18	18	18	19	13	14	19	17	20	11	17
Rank	6	6	6	9	2	3	9	4	11	1	4

Table 5.3: Residential Land Order of Priority

Site Name	Zoning	Land Area	Density	Yield	Rank	Phase
Site J	A2	4.76ha	30	143	1	I
Site E	A2	3.14ha	30	103	2	I
Site F*	A2	7.69ha	30	231	3	I
Site H	A2	3.87ha	30	116	4	II
Site K	A2	6.62ha	30	199	4	II
Site A	A2	3.69ha	30	111	6	II
Site B	A2	3.41ha	30	102	6	II
Site C	A2	3.38ha	30	101	6	II
Site D	A2	4.50ha	30	135	9	II
Site G	A2/B1	8.58ha	30	257	9	II
Site I	A2	0.86ha	30	26	11	II

*Due to the overall land area of Site F, only 2.73ha of this site is within Phase I of the Order of Priority in order to comply with the household allocation of 319 units identified for Dunshaughlin in the Meath County Development Plan 2013 – 2019.

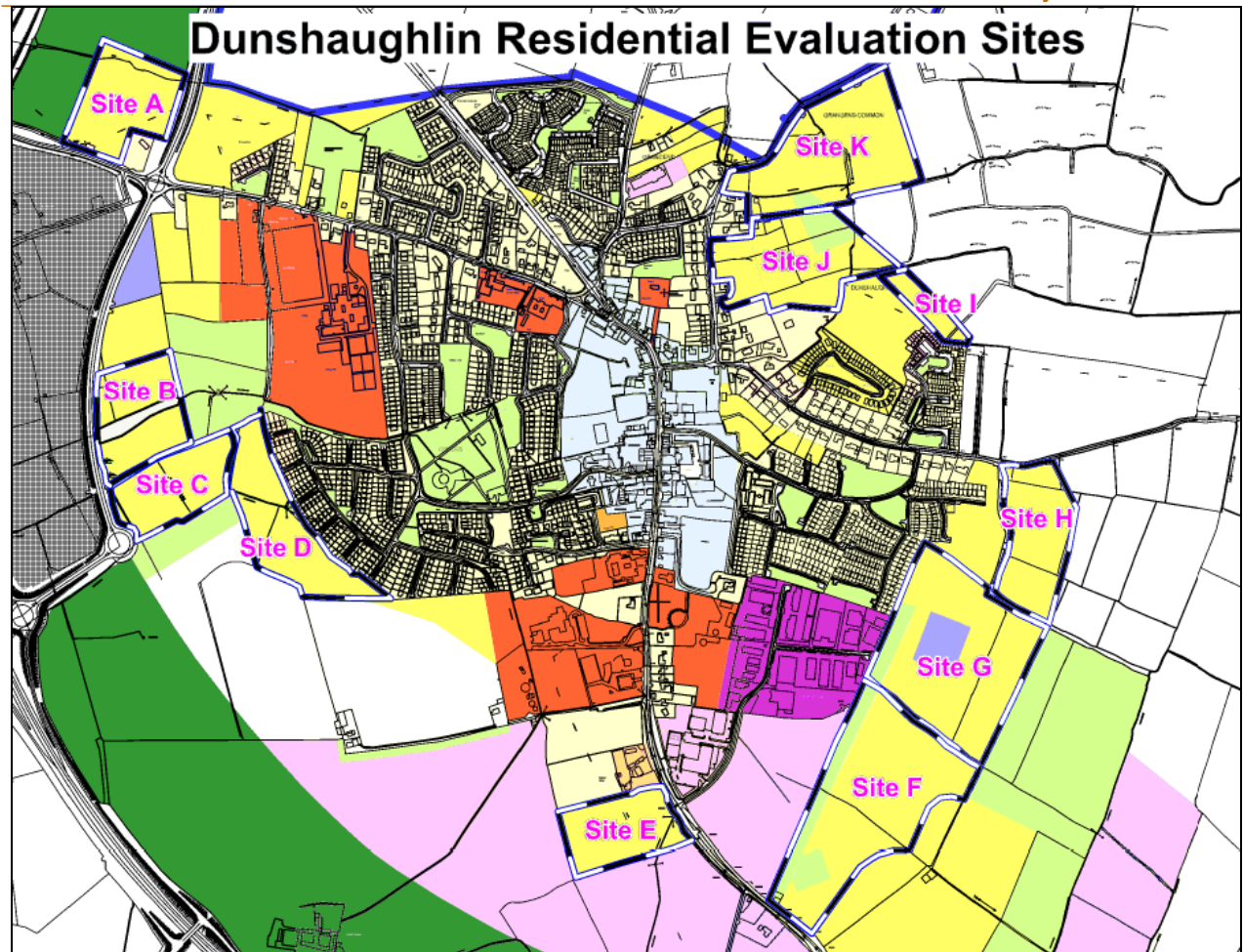


Figure 5.1: Residential Evaluation Sites

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.

Strategic Policy

SP 1	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 " <i>New Residential</i> " 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 " <i>New Residential</i> " land use zoning objective but qualified as " <i>Residential Phase II (Post 2019)</i> " are not available for residential 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.

5.2 Residential Policies

LAP Policy Res 1: Provide for the expansion of Dunshaughlin on lands close to the town centre, which may be developed with least infrastructural expenditure and which provide good access to the range of social, educational and economic facilities available in the town.

LAP Policy Res 2: Encourage in-fill housing developments, the use of under-utilised and vacant sites and vacant upper floors for accommodation purposes and facilitate higher residential densities at appropriate locations, subject to a high standard of design, layout and finish.

LAP Policy Res 3: Seek a balance and mix in the provision of social, affordable and private housing and in the type and size of units in order to promote a social and demographic balance within the town and to respond to the increasing trend towards smaller household sizes. Social housing will be provided in accordance with the Housing Strategy set out in the County Development Plan.

LAP Policy Res 4: Ensure that road infrastructure and other infrastructural improvements, community and recreational facilities match the needs of new residents. Housing development will be phased to correspond to the provision of these facilities.

LAP Policy Res 5: Provide safe and high quality pedestrian and bicycle links between residential areas and retail, recreational and educational facilities in the town.

LAP Policy Res 6: All new residential developments shall accord with the Department of Environment, Heritage and Local Government’s publication – Sustainable Residential Development in Urban Areas.

LAP Policy Res 7: To provide a site of 0.4 hectares (1 acre) in extent for public open space on the lands identified with an A2 ‘New Residential’ land use zoning objective immediately east of Dunshaughlin Business Park, which lands do not presently have the benefit of an extant planning permission. This shall be in addition to the provision of 15% of the overall site area for public open space as required pursuant to Section 11.2.2.2 Houses in Volume I of the County Development Plan.

5.3 Residential Objectives

LAP Objective Res-1: A Master Plan shall be required to be prepared and submitted with any planning application in respect of the lands which adjoin the Dunshaughlin Business Park and as identified on the land use zoning objectives map. The Master Plan shall illustrate the overall block and use layout / road layout for the lands in their entirety and the phasing of development proposed which shall be consistent with the Order of Priority for the release of residential lands set out in this Local Area Plan. The Master Plan shall take cognisance of

- the import of LAP Objective RI-3 which seeks to facilitate the completion of the eastern relief route from the R147 to the Lagore Road and onto the Red Bog Road to the east and south-east of the town, and;
- the permitted residential development to the east and bound by the aforementioned relief route,

and seek to provide for:

- the release and development in tandem with development of lands identified as F1 ‘Open Space’ to the east of the relief route, and;

- the accessing of all lands from the eastern relief road.

LAP Objective Res-2:: All planning applications submitted within the area identified off the Drumree Road / Kilcock Road as identified on the land use zoning objectives map shall be consistent with the 'Framework Plan for Zoned Land West of Dunshaughlin' (December 2008) unless alternative proposals to the satisfaction of the Planning Authority are provided as part of the planning application. Pre planning in this regard would be advisable.

6.0 ECONOMIC DEVELOPMENT

6.1 Strategy

The Economic Development Strategy for County Meath is set out in Chapter 4 of the Meath County Development Plan 2013 – 2019.

The overall strategy identifies a number of Core Economic Areas where specific employment growth is to be channelled during the Development Plan period. This is consistent with the RPG policy to support the improvement of job ratio levels in each of the constituent local authorities of the region. Section 4.2 of the CDP provides an assessment of the quantum of available zoned employment land that is available across the individual towns in the county including Dunshaughlin. Table 4.1 of the CDP highlighted that there was 48.98 hectares of 'E2' employment zoned land in Dunshaughlin, primarily located to the south of the development envelop.

In addition, Table 4.2 of the Economic Strategy sets out a hierarchy of economic centres and target sectors for employment growth in each settlement. Dunshaughlin is grouped with Trim, Kilcock and Ratoath as being a 'District Employment Centre'. These towns should provide for the employment needs of their urban area as well as their rural hinterland. The County Development Plan identifies 'Manufacturing' type industries as the main target sector of employment growth for Dunshaughlin. Notwithstanding the content of Table 4.2 new developments that relate to other sectors, not specified in Table 4.2, will be considered in each level of the settlement hierarchy, and will be assessed against the land use zoning objective, appropriateness of their scale, size and compatibility with the area.

The strategy with regard to economic development in Dunshaughlin therefore is to create, in as much as a Development Plan can, conditions to attract employment and employers to the town. The objective is to avoid a scenario where population continues to grow but the commensurate level of employment is not generated. In so doing, the degree of commuting currently experienced in Dunshaughlin can be arrested over time and reversed, the town will be energized as employment is provided locally and more money is retained in the local economy because of expenditure on goods and services.

There is one existing business / industrial park in the town located to the south-east. There is an area of almost 7 ha within the estate that remains vacant. The Local Area Plan zones an additional c.33 ha of land for employment related purposes in addition to the c.7 ha of existing land zoned but not developed in the Dunshaughlin Business Park. It was considered necessary to phase this extent of land identified for employment generating use following the evaluation undertaken as part of variation no. 2 of the County Development Plan. The outcome of this variation was the introduction of an order of priority or phasing for the employment lands which adjoin the proposed southern distributor road and lands opposite which form the eastern extent of the development envelop. Both parcels of land were identified as Phase II (Post 2019).

Strategic Policy

SP 2	To operate an Order of Priority for release of lands identified for E2 " <i>General Enterprise & Employment</i> " in compliance with the requirements of ED OBJ 2 of the Meath County Development Plan 2013-2019 as follows:
i)	The lands identified with an E2 " <i>General Enterprise & Employment</i> " land use zoning objective are available for development within the life of the Meath County Development Plan 2013-2019.
ii)	The lands identified with an E2 " <i>General Enterprise & Employment</i> " land use zoning objective but qualified as " <i>Phase II</i> " will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of the Meath County Development Plan 2013-2019.
iii)	Should a significant development be proposed which could not be accommodated only within the lands identified as Phase I, lands within Phase II may be considered in this regard. The development of the lands identified as Phase II will be subject to the preparation and agreement of a Framework Plan with the Planning Authority prior to the submission of any planning application on said lands.

6.2 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:

LAP Policy EP-1: Strengthen Dunshaughlin as a service and business centre and facilitate a range of small and medium sized enterprises.

LAP Policy EP-2: Ensure the sufficient zoning of suitable land for the development of commercial and industrial development to match the growing population.

LAP Policy EP-3: Ensure the continued support and promotion of existing industries.

LAP Policy EP-4: Promote the location of high-density employment uses, such as offices, in locations within or close to the town centre and close to public transport nodes.

LAP Policy PE-5: Promote the orderly phasing of development to ensure essential infrastructure is in place to meet the needs of businesses and their employees.

6.3 Employment Objectives

LAP Objective PE-1: Encourage a wide range of employment uses on lands zoned for 'E2' General Enterprise & Employment land use zoning objective south of the town, whilst recognising that the targeted sector for employment growth in

Dunshaughlin within the Meath County Development Plan 2013-2019 is manufacturing industries. Access to the lands is to be provided from the proposed new distributor link road.

LAP Objective PE-2: Require the development in the transition zone between the residential lands and the employment lands to the south west of the town a buffer/linear park.

LAP Objective PE-3: The development of the new industrial zoned (E2) lands west of the R147 shall be subject to an agreed framework plan to be submitted with any planning application for these lands. The framework plan shall include a written statement and a plan or series of plans indicating proposals in relation to the overall design for the lands, types of development, road layout and access arrangements, provision of services, landscaping etc.

LAP Objective PE-4: In the event that the lands are proposed to be brought forward for Phase II "E2" General Enterprise & Employment lands east of the R147 during the lifetime of the County Development Plan in accordance with the terms of SP 2 they shall be subject to an agreed framework plan to be submitted with any planning application for these lands. The framework plan shall include a written statement and a plan or series of plans indicating proposals in relation to the overall design for the lands, types of development, road layout and access arrangements, provision of services, landscaping, etc. The framework plan shall include provision of a maintained landscaped buffer/linear park in order to protect the residential amenity of adjoining residential development. To finalise the framework plan in accordance with the terms of this local area plan, all land uses with the designated area shall be as may be approved by the Planning Authority, in accordance with the principles of proper planning and sustainable development and the land use requirements of this Local Area Plan.'

7.0 Open Space, Natural Heritage and Community

7.1 Open Space

7.1.1 Existing Open Space Provision

There are 11.5 ha of land zoned open space in active recreation use in Dunshaughlin. With the exception of Knocks Park and the Pitch and Putt Course, existing open space generally comprises open grassed areas. There is a further 14.7 ha of land zoned for active and passive recreational amenities yet to be developed. In addition, there are numerous areas of varying size that are not zoned open space but used as informal parks and play spaces. These spaces range from purpose built small parks constructed as part of residential development to 'left over' open space at road sides and street corners. These spaces are also important and contribute to the open space network and to the overall visual amenity of the area.

While the above numbers indicate that there is a good quantity of existing and zoned open space, there is a perception locally that recreational space is insufficient to service the community, amongst local sporting groups and schools in particular. This is because many such areas are difficult to access and contain no facilities such as play equipment or seating and therefore are not considered as usable open space. The perception of insufficient open space is further compounded by the significant area of land zoned for open space use but currently in inaccessible open fields. This principally comprises the two large parcels to the south-east and north-west of the town totalling 14.7 ha.

There is a deficiency in pedestrian and cycle connections between open space and recreation areas. Creating a network of pedestrian and cycle routes has the potential not only for getting from A to B in a sustainable manner, such as school to home, but also for encouraging exercise and interaction within the community and for enhancing the amenity of the area in general.

The primary focus of the open space strategy is, therefore, to provide the required quantum of space to meet the needs of a growing population; to provide open space in accessible and appropriate locations such that every resident has easy access to it and to create links and connections between the spaces.

7.1.2 Open Space Required

The LAP zones an additional 74 hectares of land for residential use with an average density of 30 units per hectare. Approximately 10.6 hectares of this residential zoned land is located within the Phase I Order of Priority for release during the period 2013-2019. 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. Where residential developments are close to existing facilities or natural amenities or where, in the opinion of Meath County Council, it would be in the interest of the proper planning and sustainable development of the area, then Meath County Council may require a financial contribution towards the provision of public open space or recreational facilities in the wider area in lieu of public open space within the development. If development proposals are proposed to follow this approach then the applicant must ensure that there are no adverse direct or indirect effects on the

integrity of Natura 2000 sites. Applicants will be obliged to comply with Article 6(3) of the EC Habitats Directive in this regard.

Table 11.2 of the County Development Plan also specifies additional open space to be provided within new developments. These include;

Proposed Use	Minimum Standard per 1,000 Population
Children's play area	0.4ha
Urban Parks/General Amenity Space	1.2ha
Playing Fields	1.6ha
Overall Requirements	3.2ha

7.1.3 Open Space Strategy, Including Pedestrian and Cycle Linkages

The location of the parks 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 will be identified in areas for future development. This will enable the latest in good urban design practice to be applied to planning (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 help reduce 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.

7.1.4 Open Space Policy

LAP Policy – OS-1

To implement the open space and recreation strategy as outlined above and in accordance with the attached land use zoning objectives map.

LAP Policy – OS - 2

To create a hierarchy of open space as mapped 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 but must include the required play provision, be designed to a high standard and connect as shown to the pedestrian and cycleway network.

LAP Policy – OS - 3

To ensure access to play areas and equipment is provided for every child in Dunshaughlin within a walkable distance from home to promote physical wellbeing and social interaction for families in accordance with the Meath Play Policy (2008).

LAP Policy – OS - 4

To promote and facilitate the development of cycling and walking facilities in and around Dunshaughlin. This shall accord with the requirement to prepare a Transport Plan for Dunshaughlin as per TRAN SO 1 of the Meath County Development Plan 2013-2019.

7.2 The Natural and Built Heritage

One of the responsibilities of Meath County Council is the protection of the Built and Natural Heritage and its safeguarding for future generations. The County Development Plan contains many provisions to safeguard the built and natural heritage; this Local Area Plan contains those specific to Dunshaughlin. The development of the Natural Heritage protection policy has been informed by the results of the detailed Dunshaughlin Biodiversity Study carried out in 2008.

7.2.1 The History of Dunshaughlin

The character of the town of Dunshaughlin has been formed by two main historical factors; its development around the old church of Saint Seachnall or Saint Secundinus, and its position on the road from Dublin to Navan and on to Enniskillen.

The area around Dunshaughlin has a long history of human habitation, with a pre-Christian Crannog located to the East of the town in Lagore townland. The town is named after Saint Secundinus or Saint Seachnall, who was mentioned as early as the 5th century, associated with the early Christian church site at the north end of Main Street. This is now a National Monument. The presence of a Norman motte in the Catholic graveyard may indicate early settlement along the length of what is now the Main Street, hence its designation as an area of archaeological interest.

By 1837, according to Lewis's Topographical Survey, the town contained about 160 houses (with an average household size of 5.7 people), a dispensary, a constabulary police station, a bride-well, and a "neat court-house". There was a "RC Chapel" (now the library) and (Church of Ireland) Church, which is still in use today. By 1882, the Ordinance Survey map shows the Constabulary Barracks in evidence on the site of the current Garda Station. The third edition of the Ordinance Survey map, published in 1911, shows two hotels and two smithies or forges, evidence of the town's important role as a stopping point for travellers.

7.2.2 The Street Pattern of Dunshaughlin Village Centre

Like many Irish villages, the form of Dunshaughlin is long and narrow, sometimes referred to as a street village or Sraid Bhaile. There was little backlands development until recently. However, Dunshaughlin is distinctive as the street curves around to accommodate the site of Saint Seachnall or Saint Secundinus' Church at the north of the Main Street. This street pattern is not unique to Dunshaughlin, as it is also seen in Trim, Kells, Kilkenny, and other towns built around early religious sites.



Figure 7.1 Curvature of street to North

This distinctive street pattern is worth preserving for two reasons; both for its intrinsic streetscape value, as it closes the vista to the north of Main Street, and for its cultural heritage, as a physical reminder of the manner in which emerging streets deferred to early ecclesiastical enclosures.

7.2.3 The Heritage Buildings of Dunshaughlin

There are thirteen protected structures within the Local Area Plan boundary, ranging from the motte (possibly fourth century) to the 21st century Meath County Council Dunshaughlin Area Office. These are listed as appendix 7.1. As well as the many protected structures, there are a number of buildings which, by their form, scale and materials make a positive contribution to the Main Street of Dunshaughlin. Buildings such as the Garda Station, the gabled yellow brick houses on the west side of main street, several modest vernacular structures, and the former Fingall Arms Hotel (now Sherry Fitzgeralds) all contribute to the distinctive character of Dunshaughlin and help create a sense of place. However, these are vulnerable to irreversible unsympathetic alterations, and due consideration will be given to the effect on the visual amenity of the streetscape in considering applications for developments.



Figure 7.2 Alterations or new developments should make a positive contribution to the streetscape.

Similarly, excessive signage, poles and overhead wires all contribute to an effect of visual clutter. While signage is of its nature eye-catching, it must be carefully designed and erected to avoid detrimental effects on the visual amenity of the streetscape.



Figure 7.3 Signage should make a positive contribution to the streetscape of Dunshaughlin.

7.2.4 Built and Cultural Heritage Objective and Policies

LAP Objective BH-1: To preserve and protect the area of archaeological interest indicated on Map 1 and to refer all proposals involving subsurface excavation to the Department of the Environment, Heritage and Local Government, whose observations will be taken into consideration in the determination of such proposals.

LAP Policy BH-2: To require that any new mixed use development conforms to the naming policy for residential developments set out in the County Development Plan.

LAP Policy BH-4: To have regard to the visual amenity provided by views of the spire of Saint Seanchall's Church in the consideration of any new development proposals, and to discourage developments which would block existing views.

LAP Policy BH-5: 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.

LAP Policy BH-6: To encourage the retention of original or early windows, doors, renders, roof slates and ridge crestings, chimneys, and other significant features to the front elevation of historic buildings on Main Street.

LAP Policy BH-7: To discourage the rendering (plastering) or painting of the brickwork of the older buildings on Main Street to preserve their distinctive character.

LAP Policy BH-8: To preserve and enhance the character of the Main Street of Dunshaughlin by encouraging fenestration appropriate to each building, to the front elevations of buildings on Main Street.

LAP Policy BH-9: To enhance the character of the Main Street by requiring that any proposed development fronting onto it complements the existing character and

contributes to Dunshaughlin's sense of place by its height, scale, and design. All proposed developments should be of architectural merit appropriate to the public face of Dunshaughlin.

LAP Policy BH-10: Proposals for developments of a quality contemporary design, rather than pastiche designs, will be encouraged in Dunshaughlin.

LAP Policy BH-11: To encourage the removal of existing visually intrusive unattractive signage, or their replacement with more appropriate signs which do not contribute to visual clutter.

LAP Policy PH-12: To encourage and facilitate the removal of visually obtrusive obsolete overhead cables and telegraph poles.

7.2.5 Natural Heritage Objective and Policies

LAP Objective NH-1: To consult with the Geological Survey of Ireland regarding proposals for development in the area of Geological Interest which falls within the Local Area Plan boundary as indicated in Map 1.

LAP Policy NH – 2: New primary pedestrian walkway connections as mapped will be developed as 'green corridors'. The paths design will result in the walkways being safe (overlooked), readily identifiable walking/running routes connecting parks and open spaces throughout Dunshaughlin. These pedestrian routes will not simply provide a footpath. Provision for connection from the residential areas 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.

LAP Policy NH – 3: To protect and conserve existing hedgerows and prevent loss and fragmentation of ecological corridors where possible. Maintenance and management of hedgerows will be in accordance with best practice guidelines issued by Teagasc and the Heritage Council. (in accordance with Dev Plan NH POL 16)

LAP Policy NH – 4: To promote the protection and preservation of existing hedgerows and to encourage planting of native hedgerows of native provenance in accordance with the County Development Plan policy HER POL 14

LAP Policy NH – 5: To encourage the retention, where possible, of hedgerows and other distinctive boundary treatments in rural areas. Where removal of a hedgerow, stone wall or other distinctive boundary treatment is unavoidable, provision of the same type of boundary will be required of similar length set back within the site. This shall also relate to Road Improvements and Realignment carried out by the Local Authorities or agents on their behalf. (in accordance with Dev Plan HER POL 13.

LAP Policy NH – 6: To recognise the archaeological importance of townland boundaries including hedgerows and promote their protection and retention, in accordance with the County Development Plan policy NH POL 15.

LAP Policy NH – 7: Mature trees and hedgerows will be preserved and protected in

Open Space, Heritage and Amenities – Policies and Objectives

recognition of the contribution mature trees make to the landscape and character of an area and 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. Refer to Figure 7.1 overleaf for detail of existing habitat mapping and the land use zoning objectives map for existing trees to be preserved.

LAP Policy NH – 8: Native species (preferably of native genetic stock) will be used where possible in planting schemes in existing and new parks and in open space areas.

LAP Policy NH – 9: The NeighbourWood Scheme will be promoted along with other initiatives that aim to establish and enhance woodlands for recreation and wildlife benefits in partnership with local communities.

LAP Policy NH – 10: The impacts of future development on the wet grassland to the east of Dunshaughlin will be ascertained, particularly in relation to alterations in the hydrology of the area.

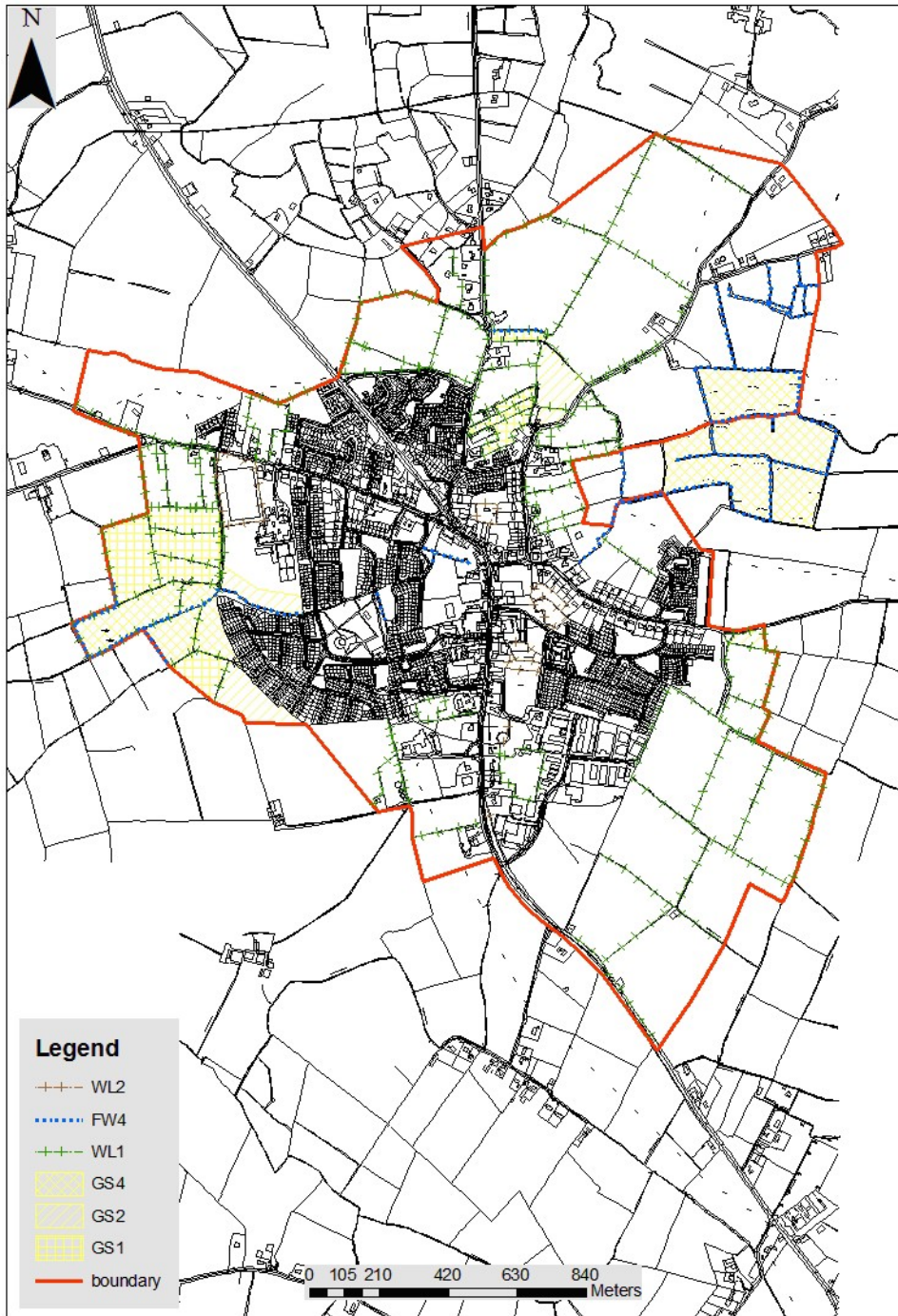
LAP Policy NH – 11: To use the Meath County Council Dunshaughlin Biodiversity Survey (dated November 2008 and reproduced below) and any future tree survey in determining trees and vegetation to be retained and/or enhanced as part of all future development. The Biodiversity survey will also be used in determining appropriate plant species for new planting.

LAP Policy NH – 12: 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.

LAP Policy NH – 13: The use of permeable and porous surfaces which comply with SuDS and the use of French drains is 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 LAP area.

LAP Policy NH – 14: 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 River Basin Management Plan 2009-2015.

Figure 7.1 Biodiversity areas of interest Dunshaughlin



8.0 COMMUNITY FACILITIES

8.1 Existing Facilities

The sufficient provision and appropriate location of community facilities contributes to a vibrant town and a life quality that sustains the community, promotes social integration and increases the attractiveness of the town as a location for residents, employers and visitors.

At present, Dunshaughlin accommodates a range of educational, churches (including a graveyard), health and public services facilities, including three schools (one secondary and two primary), a library, a health centre run by the Health Service Executive, area offices of Meath County Council which also functions as a community meeting place, a Courthouse, a Garda station, a fire station, a range of public open spaces as described in Chapter 7.0, including a pitch and putt course and playing fields associated with the secondary school that are also used by the GAA and a range of childcare facilities.

The town, therefore, has a very strong community focus where key services are provided commensurate with the status of Dunshaughlin in the settlement hierarchy of the region.

8.2 Education

There are two primary schools and one post-primary school in Dunshaughlin as follows:

8.2.1 Primary Schools

Seachnail Naofa – Primary School

Seachnail Naofa is a primary school located to the south-west of the town, currently providing education to 502 pupils. In February 2006, a new building was completed at the rear of the school, providing six additional classrooms or sixteen permanent classrooms in total. In December 2006, three additional prefabricated rooms were required to accommodate growing numbers. Consultation with the school authority has determined a requirement for a further six classrooms and discussions are advanced with the Department of Education and Science in this regard and there is enough capacity on the existing school site to accommodate these additional class rooms. There is a good sized playing field and a playground on the site at present. These facilities are shared with the local community, including the girl's Gaelic team. The local Scouting organisation use the Hall and Playground after school hours and Soccer and Gaelic leagues are held here on occasion.

In terms of the constraints of the site, the road leading to the school to the north is narrow and subject to traffic congestion and cannot accommodate buses or drop off/pick up facilities.

Scoil na Rithe – Primary School

This is an Irish speaking primary school located to the south-west of the town, currently providing education to 205 pupils. It is located on c.1 ha and at present there are eight class rooms and three prefabricated rooms, one of which is used as a classroom, the others for library/computer facilities. The school is land locked and there is no room for expanding the site. However, there is capacity for an additional building that could accommodate five classrooms. Whilst the school has a playground, all games take place on local playing fields due to a lack of space.

8.2.2 Post Primary

Dunshaughlin Community

School

This is the only secondary school in the town and is located on a 5.6 ha site to the north-west of the town. It accommodates 850 pupils and serves Dunshaughlin and the immediate catchment. It is expected to grow to accommodate 1,000 pupils over the next three years. It directly adjoins a GAA pitch to the west and has access and use of these facilities, subject to availability. In addition, the school has its own all weather pitch and a juvenile pitch as well as a gymnasium. The school is open to the community which uses the playing facilities and the gymnasium after school hours and also provides adult education.

Some of the accommodation is provided in 22 prefabricated units over two storeys. Planning permission was granted in 2006 to replace the prefabs. When this is constructed, the school will have capacity for 1,000 pupils. During 2013, construction works commenced for the new school buildings.

8.2.3 Education Requirements

The town has very good education facilities and when all proposed extensions are completed, it will be well serviced with facilities at both primary and post-primary level.

The Department of Education and Science in its publication 'Schools and the Planning System' issued the guidance stating that at any one time 12% of the population is expected to present for primary education and 8.5% for post primary education. Applying these figures to a population of 7,500 creates a required for accommodation for 900 primary pupils and 640 post primary pupils.

When the existing community college is extended, it will be capable of accommodating the demand created at post-primary level. Notwithstanding, there are lands zoned to the immediate west of the school for community, recreational and educational facilities (G1) that would allow for the synergistic extension of the existing school or the provision of a new school that would allow for the sharing of facilities.

In addition, there is an area of open space located to the south-west of the school that is to be taken in charge by Meath County Council and used as playing fields. This would provide valuable playing facilities for the school and allow sharing of such facilities

between education providers and the wider community as per Departmental guidance.

In terms of the primary schools, the existing schools can accommodate of the order of 700 pupils. Growing the population to 7,500 will therefore require accommodation for an additional 200 pupils. The existing primary schools will struggle to accommodate such an increase. The Planning Authority shall continue to monitor the national school requirements of the town in conjunction with the Department of Education and Skills.

8.2.4 Education Policies

LAP Policy ED-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.

LAP Policy ED-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.

LAP Policy ED-3: Ensure a sharing of facilities, particularly recreational facilities between education providers and the wider community.

8.2.5 Education Objectives

LAP Objective ED-1: Co-operate with the Department of Education and Skills to monitor the need for a new primary school for the town and to permit, if required, a site to be released for such a use from the lands identified with a residential land use zoning objective but qualified as Phase II (Post 2019).

LAP Objective ED-2: Co-operate with the Department of Education and Skills to facilitate an extension to the Community School including the provision of safe access and dropping off facilities for school traffic and the replacement of temporary buildings with permanent accommodation.

LAP Objective ED-3: Zone additional lands in the vicinity of Seachnaill Naofa Primary School to the south-west of the town to allow for its expansion as required.

LAP Objective ED-4: Cooperate with the Department of Education and Skills to facilitate the provision of safe access and dropping off facilities at all schools.

LAP Objective ED-5: Cooperate with the Department of Education and Skills for and the replacement of temporary buildings with permanent accommodation.

8.3 Health Services

There is a Health Centre located to the south-west of the town on a 1.8 ha site accessed off the R147. The facility provides Secondary Care in physiotherapy, occupational therapy, speech and language, psychology, child care, disability services, and elderly care. There are plans to expand these facilities as part of a PPP proposal to provide a Primary Care Centre to be developed jointly by the Health Service Executive and General Practitioners. In addition to this, the HSE has indicated a requirement for a 50 bed facility for the elderly in the town in the form of self

contained sheltered accommodation.

There is capacity at the rear of the site to extend the existing facility and further capacity to the front of the site. With the Primary, Secondary and Elderly facility, Dunshaughlin would have sufficient facilities to accommodate a growing population, particularly in the context of the proximity to Ratoath, Dunboyne and Ashbourne.

8.3.1 Health Policies

LAP Policy HS-1: Co-operate with the Health Service Executive in the provision of primary and secondary care services in the town.

8.3.2 Health Objectives

LAP Objective HS-1: Zone additional lands in the vicinity of the Health Centre to facilitate its expansion as required.

8.4 Community Facilities

The community facilities, including the Garda Station, the Churches and Library are well provided in the town.

Garda Station

The Garda Station is located on a large site with capacity for expansion as the service expands to include a traffic corps for the region and when it becomes fully manned 24 hours, 7 days a week. There is no requirement to zone additional lands for this facility but it remains an objective of this Plan that the station remains in the town centre as it gives a sense of security to the community and facilitates a rapid community response.

Fire Station

The Fire Station is located in the centre of the town on a restricted site and with difficult access to the M3 in times of emergency. It is an objective of this Plan in association with the Fire Authority to relocate the fire station away from the town centre to a site on the outskirts and with easy access to the M3.

Graveyard

The existing graveyard is at capacity and there is a pressing need to provide for a new facility. Consideration was given to extending the existing facility on lands zoned G1 to the rear but this did not prove feasible in the context of the presence of a Mott within the existing graveyard at the point where it adjoins the zoned lands and the fact that these lands are consequently land locked.

Bring Centre

There is a requirement for a bring centre in Dunshaughlin that caters for all types of material for recycling. There is an existing under used depot located on lands to the south west of the Health Centre and this is an appropriate location for such a facility in the context of its central location and recently improved access.

8.4.1 Community Policies

LAP Community Policy CM-1: To co-operate with all community providers in the execution of their statutory and non-statutory functions.

8.4.2 Community Objectives

LAP Objective CM-1: To actively seek the relocation of the fire station away from the town centre.

LAP Objective CM-3: To provide a bring centre located to the south-west of the existing Health Centre.

9.0 RETAILING AND THE TOWN CENTRE

9.1 Existing Retail Profile

There is a strong retail focus in the town centre of Dunshaughlin, with the Main Street lined with bespoke and independent retailers that add variety and interest to the town. Shops are contemporary in style and well maintained offering quality comparison goods. There is also a good range of restaurants/cafes and public houses as well as community facilities all of which converge on the Main Street. There is little or no vacancy. There is one convenience store – Supervalu, located to the west of the Main Street and this is the only principal convenience retail operator in the town. There are no other retail facilities located elsewhere in the town. A recent permitted development⁴ allows the development a new two storey commercial unit west of Main Street that includes an Anchor Store with a maximum convenience retailing floor space of 1,564 sq. m and 500 sq. m of comparison shopping. The permission also includes for 5 smaller retail units and a café. No works have commenced to date on this new development.

The town is unique in that its centre has remained the focus of retailing. It is well acknowledged amongst retail authorities that comparison retailing is what attract visitors to a town centre and attraction of visitors introduces vitality and maintains vibrancy. The overarching objective of this Plan is, therefore, to ensure that this focus remains and that the policies advanced with regard to retailing protect town centre vitality and viability.

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

This is the fundamental orientation of the national Retail Planning Guidelines and one that is filtered through to the regional Retail Planning Strategy for the Greater Dublin Area 2008-2016 (GDA Retail Strategy).

Dunshaughlin is identified as a Level 3 Town and/or District Centre & Sub County Town Centre in the GDA Retail Strategy. The Strategy for towns such as Dunshaughlin is to facilitate and promote its continued improvement in line with its position in the hierarchy so that it meets its role as a Level 3 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.

The GDA Retail Strategy seeks to ensure that there is sufficient floor space to accord with population and expenditure growth and that the location of new retail facilities is informed by best practice in terms of efficiency, equitableness and sustainability.

These core principles of protecting the town centre, providing new floor space of a scale necessary to meet the needs of a growing population in the most appropriate locations, and maintaining the town's position as a level 3 centre, have fundamentally informed the approach taken in this Plan.

⁴ New mixed use retail development permitted under Planning Ref. DA/110174 & PL.17.239940 in March 2013.

9.3 Meath County Retail Strategy

The Meath County Retail Strategy (2012) 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
- Definition in the Development Plan of the boundaries of the core shopping area of 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 town centres
- Identification of criteria for the assessment of retail developments

Hierarchy

This Development Plan does not seek, nor is it considered necessary, to change the position of Dunshaughlin in the County retail hierarchy. Notwithstanding the objective to grow the town to a Moderate Sustainable Growth Town, Dunshaughlin remains at level 3 in the retail hierarchy by reference to such centres being Town and/or District Centre & Sub County Town Centres. As such it is policy to ensure Dunshaughlin responds to its status as a level 3 centre by facilitating the provision of a range of convenience and comparison retail facilities adequate to serve the everyday needs of the catchment population.

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 Retail Strategy and the County Plan identified the retail core for Dunshaughlin as comprising of Main Street, incorporating the Super Valu store and the Dunshaughlin Town Centre development.

Given that this Local Area Plan consolidates the zoning of the town centre area, some minor adjustments have been made to town centre and town centre expansion area to reflect the provisions of the Town Centre Urban Framework Plan. In the context of this Framework Plan, the town centre zoning objective no longer distinguishes between existing retail areas and proposed expansion areas, zoning all lands Objective B1 *'to protect and enhance the special physical and social character of the existing town centre and to provide for and improve town centre facilities and uses in accordance with the Urban Framework Plan approved for the town centre'*.

The Framework Plan is reproduced at Figure 9.1 in this chapter and the lands zoned B1 comprise the core shopping area for Dunshaughlin.

Requirement for Additional Retail Floorspace

As mentioned earlier in this section, planning permission has recently been granted in March 2013 for a new retail development in an underutilised backland area situated to the west of Main Street which is designed to incorporate a new two storey commercial development. Should this development proceed, it will considerably add to the retailing needs and choice for the local population.

This development if proceeded with will considerably enhance and consolidate the retail function of the town and greatly assist in realising the aspirations of the Urban Framework Plan for the town centre. (Figure 9.1 below refers.) It is also considered that this proposal will go a long way to meeting the retail needs of the town and its status as a Level 3 Centre in the Retail Strategy.

Any further proposals for retail development in the area immediately north of the existing graveyard to the east of the Main Street will be considered favourably (and subject to normal planning considerations) in the context of the ability of these lands to further consolidate the retail function of the town centre and contribute to vitality and viability.

Strategic guidance on the location and scale of retail development

In addition to consolidating the retail function of the town centre, it is also appropriate to provide retail uses at locations where new development is proposed. Any new retail development will be of a scale such that they will not impact on the primacy of the town centre as the focus for retailing. 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 west of the town adjoining the link road to the motorway where a significant residential development has the benefit of an extant planning permission. 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. This neighbourhood centre is located on Phase I Order of Priority Lands and is proposed to be released during the period of the current County Development Plan (2013-2019). The second neighbourhood centre is located on the south-eastern part of the town; however this is located on Phase II Order of Priority residential zoned lands which are not proposed for release until post 2019.

This centre will be subject to the preparation of a Master Plan approved by the Council and will be contingent on its development in tandem with residential development.

The location of the centre is indicatively shown on the zoning map and can be subject to change as part of a detailed Master Plan.

The identification of neighbourhood centres at 2 locations will ensure that an appropriate level of retail and other service uses can be provided commensurate with the needs of residents in an efficient, equitable and sustainable manner.

Preparation of policies and action initiatives to encourage the improvement of town centres

Town centre management involves a proactive approach to providing incentives that will encourage the redevelopment of town centre and backland sites. As noted in the County Development Plan, the Council must ensure the town centre is an attractive location for investment by:

- Identifying the strengths and weaknesses of the town centre through detailed analysis;
- The definition of town centre boundaries by reference to changes in the density of retail frontages;
- Identifying opportunities for improvement and development and re-development opportunities within and adjacent to the town centre;
- Using compulsory powers in the acquisition of development sites, and;
- Preparing a town centre strategy addressing issues such as car parking, traffic circulation, pedestrian safety and design guidance.

Meath County Council commissioned the undertaking of a Town Centre Urban Framework Plan by O'Mahony Pike Architects that addresses these fundamentals. This Plan is reproduced at the end of this Chapter and identifies key opportunity sites to accommodate retail development, one of which includes the large retail development recently permitted to the west of Main Street

The Framework identified key movement patterns and linkages with the Main Street, which has undergone a significant reduction in traffic volumes once the M3 bypass is opened. The EIS for the road scheme anticipated that through traffic will be reduced by 75%.

The removal of this traffic and the development of the proposal to the north-west of the town will significantly improve the environment of the town centre and present a real opportunity to realise in full the objectives of the Framework Plan, including environmental improvements along Main Street such as tree planting and pedestrian priority paving.

The Framework Plan proposes a new street that travels parallel to the existing R147 ~~N3~~ and continues St. Seachnails in a southerly direction and with pedestrian friendly perpendicular connections to Main Street to facilitate a block layout at the human scale. New civic squares are provided principally around existing civic uses, including the Garda Station and Courthouse.

Identification of criteria for the assessment of retail developments

The Strategy for retailing identified in this Plan presents a specific approach that directs development to the town centre and provides guidance in terms of traffic circulation, parking and the provision of civic spaces. All applications for development, including retail development within the area of the Town Centre Framework Plan will be assessed against their ability to meet the aspirations of the Plan.

Outside the retail core that makes up the lands zoned B1 “Town or Village Centre”, retail development other than small scale convenience shops of a corner shop scale will only be considered at the identified neighbourhood centres. As such, if a retail application is located on lands within the B1 lands or the neighbourhood centre lands; there will be no requirement to undertake a Sequential Assessment. Retail applications will, however, be subjected to a qualitative and quantitative analysis as set out in the County Plan and to ensure they are not contrary to the policy direction advanced in National and Regional Retail Planning advice, in particular that they do not interrupt the retail and settlement hierarchy for the County.

Retail applications, outside these areas will not be favourably considered unless there is comprehensive and verifiable evidence that the identified sites are not available for development within a reasonable time scale.

9.4 Retail Policies and Objectives

LAP Policy TC-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 the town centre as the primary retail destination. In this regard, the area zoned B1 in the town centre is identified as the core shopping area.

LAP Policy TC-2: Ensure retail activity is provided commensurate with the position of Dunshaughlin 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.

LAP Policy TC-3: Proactively seek to implement the aspirations of the Town Centre Urban Framework Plan by the use of compulsory purchase powers where appropriate and feasible.

LAP Policy TC-4: Direct neighbourhood centres to 2 no. identified centres, subject to appropriate infrastructure provision and in tandem with residential development.

LAP Policy TC-5: Discourage uses that detract from the essential character of the town centre, displace retail uses or displace uses that contribute to its vitality and viability.

LAP Policy TC-6: Have regard to the following considerations in the assessment of applications for change of use from retail to other uses in the town centre:

- 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

LAP Policy TC-7: Have To provide a neighbourhood centre of appropriate scale to serve the local retail catchment.

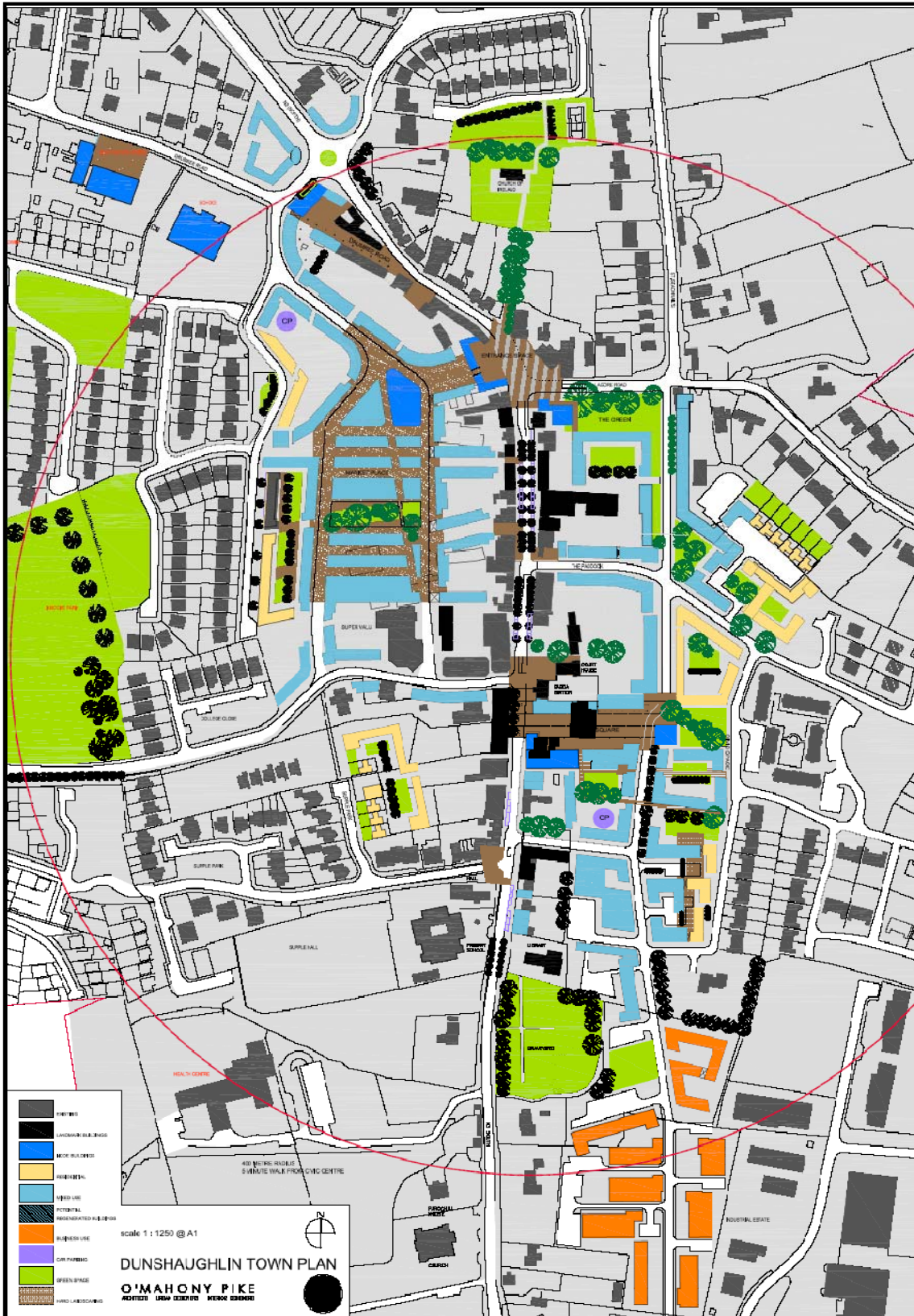


Figure 9.1: Urban Framework Plan for the Town Centre

10.0 INFRASTRUCTURE

10.1 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 Dunshaughlin and to ensure its growth to a Moderate Sustainable Growth Town happens in tandem with the required infrastructure and in accordance with principles of sustainable development and making Dunshaughlin 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 infrastructure is critical to the successful implementation of all other objectives of the Plan.

10.2 Public Transport

Rail Transport

The first phase of the proposed railway linking Navan to Dublin opened in September 2010. Over 25 trains each way per day now run between the new M3 Parkway Station, Dunboyne and Dublin city centre. Irish Rail - Iarnród Éireann had proposed extending the existing line from M3 Parkway Station to Navan as Phase II of this project. The proposed extension (Phase II) will consist of 34km of railway line with stations located at Dunshaughlin, Kilmessan, Navan town centre and a further station on the northern edge of Navan. However, this project has been deferred due to the reduction in the Exchequer Capital Investment Programme. The NTA have also formally confirmed in writing to Meath County Council that the construction of this project has been postponed.

Prior to the railway order process being deferred in November 2011⁵ following the publication of the Government's *'Infrastructure and Capital Investment Programme 2012-2016 Medium Term Exchequer Framework'*, the Department of Transport had selected Route Option A to the west of the town as the preferred route of the railway line. The Meath County Development Plan 2013-2019 indicates that it is a specific planning objective of the Council to protect the designed route of the extension of the Clonsilla-M3 Parkway line to Navan with a specific R1 "Rail Corridor" land use zoning objective. 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.

It is also a requirement of the Dunshaughlin Local Area Plan to make provision to protect the designed route of the rail line extension from development which would compromise its future delivery.

The development of the Dublin-Navan commuter rail line (via Clonsilla) represents an opportunity for developing a compact and sustainable form of development for the town

⁵ following the publication of the Government's *'Infrastructure and Capital Investment Programme 2012-2016 Medium Term Exchequer Framework'*

of Dunshaughlin. The importance of this piece of public transport infrastructure, which includes a station to serve the town, is outlined in the Regional Planning Guidelines for the Greater Dublin Area 2010-2022 where Dunshaughlin will be re-categorised to a Moderate Sustainable Growth Town in the regional settlement hierarchy once the granting of a railway order for Phase II of the scheme is approved by An Bord Pleanála.

Bus Transport

Dunshaughlin is in a fortunate position to be located along a primary quality bus corridor (QBC) between Dublin and Navan. The 109 bus service in particular offers strategic and regular bus connections between Dunshaughlin and Dublin City, in addition to Dunboyne, Navan, Kells, Virginia and Cavan. Given that there is no rail link serving the area at present (and most likely for the short/medium term) the frequency of the bus service to the principal towns in the area is of high importance, operating at half hourly intervals during the peak business hours of the day. The 109A bus service also provides a connection to Dublin Airport and Dublin City University. The service includes two bus stops in either direction within the town. It will be a planning policy of Meath County Council to support Bus Éireann in their provision and continued improvement of the bus service infrastructure serving the town.

10.2.1 Public Transport Objectives

LAP Policy PT 1: To promote, facilitate and advance the development of Phase II of the Navan railway line project and rail services in co-operation with other relevant agencies.

LAP Policy: PT 2: To co-operate with the NTA, Bus Éireann and any other relevant agencies to provide for the continued provision and further improvement of public bus services serving the Dunshaughlin.

LAP Objective PT 1: To protect and safeguard the detailed designed alignment of Phase II of the Navan rail route and surrounding lands (including the identified station at Dunshaughlin) as illustrated on the land use zoning objectives map, free from development and any encroachment by inappropriate uses which could compromise its future development as a rail facility (land use zoning objective R1 Rail Corridor also refers).

LAP Objective PT 2: To provide bus priority measures on existing and planned road infrastructure, where appropriate, in collaboration with the NTA, Bus Éireann and NRA (where relevant).

10.3 Pedestrians and Cyclists

The European Charter of Pedestrian Rights states that: 'The pedestrian has the right to live in a healthy environment and to freely enjoy the amenities offered by public areas under conditions that adequately safeguard both physical and psychological well being'.

Fundamental to the land use and transportation strategy and to the strategy with regard to the provision of open space is the move towards more sustainable modes of transport, including pedestrian and cycle facilities. The opening of the M3 and the

removal of 75% of traffic through the town has made the town a safer and more pleasant place in which to walk and cycle and as a result encourage a move to these more sustainable modes. The opening of the M3 provides the opportunity to improve further pedestrian and cycle facilities having regard to the aspirations of the town centre Urban Framework Plan.

The open space strategy includes a network of pedestrian and cycle routes around and through the town that are designed not only as functional routes to allow ease of access from home to work and home to school but also as a means of encouraging exercise and interaction within the community and for enhancing the amenity of the area in general.

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.

10.3.1 Pedestrians and Cyclists Objectives

LAP Objective PC-1: To provide the network of pedestrian and cycle facilities illustrated on the land use zoning objectives map. All new and upgraded road proposals shall provide for such facilities.

LAP Objective PC-2: To provide for the incorporation of a pedestrian and cycle link east along the River Skane to the open space area south of the school.

10.4 Roads Infrastructure

10.4.1 The M3

The R147 (former N3 route) which forms the Main Street of Dunshaughlin developed as a main thoroughfare between Dublin and Navan but had long since operated beyond its capacity, particularly with the more recent overspill of growth from the Greater Dublin Area. It's over trafficked presence through the town created a poor environment for residents, pedestrians and businesses. The opening of the M3 bypass in 2010 has significantly changed the function of the R147 which now performs at a more localised level, providing local access to businesses, residents and community facilities. The R147 still carries a significant volume of traffic through the town. The EIS for the M3 anticipated that the scheme will reduce Traffic travelling through Dunshaughlin by 75% on pre motorway levels.

This has had a significantly positive impact on the quality of life of the residents in terms of reduced noise and vibration and improved air quality and will further be of critical importance to the economic development of the town.

10.4.2 Distributor Link Road

The M3 Road Scheme also included for a Distributor Link Road connecting the town's local road network to the M3. This is a critical piece of infrastructure that frees up

future development land at the western end of the town in a manner that ensures the M3 does not become congested with local traffic and carries through traffic from Dublin to Navan in an efficient and effective manner.

This Development Plan considers the continuation of the Distributor Link Road from its position east of the Dunshaughlin Interchange to the R147 south of the town and travelling parallel to the new M3 to be critical to the advancement of the strategy for a compact urban form as outlined above. This is diagrammatically illustrated on the land use zoning map and is a crucial road's objective of this Plan.

10.4.3 The Proposed Eastern Relief Road

The development strategy proposes a link road at the east and north-eastern edge of the town that would form a circular route around the east of the town. The objective to provide this route has only partially been achieved providing access to a new residential estate, Grange Hall from the Navan Road and Red Bog Road. The road linking these two roads has been substantially completed but through traffic is not yet facilitated.

Permission has been granted but has not been constructed for the south-western element of this road from the Dublin Road to the Lagore Road.

10.4.4 Local Roads Policies

The R125 and Red Bog road will be required to be upgraded with a new link road connecting the two. This is to be provided through the zoned lands immediately north of Grangend Common. This will form part of the eastern bypass of the town. The upgrading of the spur road off the Redbog road to the west is also required to facilitate the development of zoned lands to the west of Redbog road.

10.4.5 Roads Objectives

LAP Objective RI-1: To support major road improvements by reserving corridors of any such proposed routes free from development that would interfere with their provision.

LAP Objective RI-2: To continue the Western Distributor Link Road from its position west of the Dunshaughlin Interchange to the R147 south of the town and travelling parallel to the new M3.

LAP Objective RI-3: To facilitate the completion of the eastern relief route from the R147 to the Lagore Road and onto the Red Bog Road to the east and south-east of the town.

LAP Objective RI-4: To upgrade the R125 and Red Bog, incorporating pedestrian and cycle facilities.

LAP Objective RI-5: To upgrade the spur road off the Redbog Road to the west.

LAP Objective RI-6: To undertake environmental improvements along the R147 as it travels through the town.

LAP Objective RI-7: To require noise mitigation measures to be implemented in any future planning applications within zones of influence of national roads or planned new national roads.

LAP Objective RI-8: In accordance with the “Traffic Management Guidelines” issued by the Department of the Environment, Heritage & Local Government / Department of Transport/Dublin Transportation Office, Traffic and Transport Assessments, undertaken by and at the expense of the developer, shall be carried out to assess the impacts of developments on local and regional roads in accordance with guidelines given in Section 1.11 and Table 1.4 of the document which lists thresholds above which a Traffic and Transport Assessment is mandatory. The Traffic and Transport Assessment will be assessed by the Planning Authority and any additional works required as a result of the Traffic and Transport Assessment shall be funded by the developer.

LAP Objective RI-9: To require developers to provide a Traffic and Transport Assessment, as carried out by competent professionals in this field, where new developments will have a significant effect on travel demand on a National Road, having regard to the “Traffic and Transport Assessment Guidelines” published by the National Roads Authority in 2014. Where a Traffic and Transport Assessment identifies necessary on and off site improvements for the development to be able to proceed, the developer will be expected to fund the improvements by entering into a formal agreement with the appropriate planning authority. Any additional works required as a result of the Traffic and Transport Assessment shall be funded by the developer.

LAP Objective RI-10: To place a double yellow line on the left side of Supple Park from the junction with the R147 to the pedestrian access to the school to ensure the area is retained free from parking.

LAP Objective RI-11: To provide an access point from the R147 to employment lands to the south east of the town.

10.5 Parking

Parking is problematic in the town centre and it is a matter that has not been hugely improved with the opening of the M3 alone. This is because the congestion is principally caused by local traffic, in particular during school drop off and pick up times. There is a particular problem in the area of Supple Park to the immediate north of Seachnaill Naofa primary school at the south-west of the town. There is an area of open space to the rear of the school in use by the school for recreational purposes, a small portion of which could be used to provide these facilities. The Council in consultation with the school authorities will explore the possibility of providing pick up and drop off facilities at this location to alleviate this problem.

Aside from on street parking along the Main Street, the only principal parking area is at Supervalu to the west of Main Street. This is a busy surface car park.

The proposed redevelopment to the north-west of the town provides for 323 spaces and will, when developed, provide relief to the existing car parking deficit in the town.

Any new proposals for development in the town centre must provide for car parking as

per the County Development Plan standards and where possible and feasible parking will be provided underground, particularly in the case of major development proposals.

10.5.1 Parking Objectives

LAP Objective P-1: To apply the car parking standards as included in the Development Management Guidelines and Standards section of Meath County Development Plan 2013-2019.

LAP Objective P-2: To provide for improved pick up and drop off facilities at Seachnail Naofa primary school in the area of Supple Park.

LAP Objective P-3: To promote where feasible and appropriate alternative options to surface and multi-storey car parks.

LAP Objective P-4: To facilitate the needs of the mobility impaired in the provision of car parking.

LAP Objective P-5: To identify possible sites accessible to the main street in the town to facilitate the provision of car parking.

10.6 Water Supply

Construction works for a new Dunshaughlin Water Supply Scheme was completed in 2010. It has been designed to provide a secure water supply to the Dunshaughlin area capable of supplying the 2025 demand. The scheme is sourced from seven production wells that were recently drilled around Dunshaughlin village and has a 3,000 cu.m/day capacity accommodated in a new 42m high elevated water tower. This is an increase from the previous capacity of 1,200 cu.m/day. The Scheme also included for the laying of gravity mains to connect the water tower into the existing distribution network and for the upgrading of the existing distribution network. The projected scheme has population equivalent of 14,000, including for commercial and employment uses.

This new facility is capable of supplying an adequate, sustainable and economic supply of piped water to cater for the existing and proposed population of the town up to 2025.

10.6.1 Water Supply Objectives

LAP Objective WS -1: To promote public awareness and involvement in water conservation measures by households, businesses and industries.

LAP Objective WS -2: To implement the Water Conservation Programme, in conjunction with Irish Water, in order to conserve valuable resources by reducing wastage.

LAP Objective WS -3: To utilise the water supply in an efficient manner in the best interests of proper planning and sustainable development.

LAP Objective WS -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.

LAP Objective WS -5: The Planning Authority, in collaboration with Irish Water, shall ensure that development is linked to the availability of an adequate and appropriate drinking supply.

10.7 Waste Water Treatment

The current waste water treatment facilities for the town are provided in the Castletown/Tara Waste Water Treatment Works which became operational in 2008. This facility has a population equivalent (p.e.) of 12,000 with a reserve capacity of 4,000 p.e. The inlet and outlets are designed for a p.e. of 18,000 if the need arises.

This facility has considerably improved wastewater collection in the town has been designed to provide a modern, efficient and effective wastewater collection and treatment system for the immediate and long term requirements of Dunshaughlin. Its provision ensures development will happen with key infrastructure already in place and, from an infrastructural viewpoint, ensures that Dunshaughlin can grow to a Moderate Sustainable Growth Town in an orderly and sustainable manner.

10.7.1 Waste Water Treatment Objectives

LAP Objective WWT-1: To ensure that all new developments have and are provided with satisfactory separate foul and surface water drainage systems in the interest of public health and to avoid the pollution of ground and surface waters.

LAP Objective WWT-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.

10.8 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 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 large-scale developments in Dunshaughlin.

10.8.1 Surface Water Management Objectives

LAP Objective SWM-1: To ensure that all new developments have and are provided with satisfactory separate foul and surface water drainage systems in the interest of public health and to avoid the pollution of ground and surface waters.

LAP Objective SWM-2: To require all large scale developments to provide “Sustainable Urban Drainage Systems” (SuDS) as part of their development proposals.

10.9 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 OPW 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 published guidelines in 2009 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:

- Avoid development in areas at risk of flooding;
- If this is not possible, consider substituting a land use that is less vulnerable to flooding.
- 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 planned for or 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 to an acceptable level can be demonstrated. Appendix 6 of the Meath County Development Plan 2013 – 2019 includes a Strategic Flood Risk Assessment of the county which includes the settlement of Dunshaughlin. The County SFRA concluded that no further SFRA is required for Dunshaughlin. The following comments were noted;

- The Flood Zones will not hinder future development and zoning for new development in areas of high flood risk can be avoided.
- Some potential for surface water ponding has been identified in the Knocks area in the west of Dunshaughlin.
- Flood risk can be managed by adopting the policies set out in the County Development Plan, the recommendations of the Planning Guidelines and any recommendations contained within the FEM FRAM study.

A.15 Dunshaughlin

Settlement Area	460.27 Ha
Zoning within Flood Zone A and/or B?	Yes (Marginal)
Area for Further Assessment under CFRAM programme?	FEM FRAMS



Extract from Appendix 6 of the Meath County Development Plan (SFRA)

The review of the land use zoning objectives for Dunshaughlin as part of the preparation of Variation No. 2 of the County Development Plan was informed by a Strategic Flood Risk Assessment & Management Plan. This concluded that the majority of lands identified for development in Dunshaughlin were not at risk of flooding.

Fluvial flooding from the Broadmeadow River mainly affects agricultural lands to the north east of the town. A minor watercourse drains in a westerly direction adjacent to the GAA pitches and exerts a small risk of flooding to surrounding lands.

Any proposed development within Dunshaughlin should consider the management of surface water in accordance with the stated policy (WS POL 31) contained in Volume I of the Meath County Development Plan.

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 with any less

vulnerable development within the GAA site directed to Flood Zone C in preference, the margin of Flood Zone A/B is very minor and will not restrict any future development.

10.9.1 Flooding Policies / Objectives

LAP Policy FP-1: To 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.

LAP Policy FP-2: To 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.

LAP Policy FP-3: To manage flood risk and development in Dunshaughlin in line with policies WS 29 – WS 36 inclusive in Volume I of the County Development Plan.

LAP Policy FP-4: Where existing development in the development envelop is at potential risk of flooding (G1 '*Community Infrastructure*' land use zoning objectives refer) as identified on the land use zoning objectives map, any significant extensions / change of use / reconstruction shall be subject to an appropriately detailed Flood Risk Assessment in line with the policies (WS POL 29 - 36) contained in Volume I of the County Development Plan.

LAP Policy FP-5: Any amenity walkway proposed along the Broadmeadow River shall be subject to the undertaking of an appropriately detailed Flood Risk Assessment which will inform the necessary planning consent and which should not generally increase existing ground levels within these flood risk zones.

LAP Policy FP-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.

LAP Objective FP-1: To seek to implement the recommendations of the Fingal East Meath Flood Risk Assessment and Management Study (FEMFRAMS) as applicable to the River Broadmeadow.

10.10 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 town.

10.10.1 Telecommunications Policy

LAP Objective TO-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.
- The Department of the Environment and Local Government “Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities” (July 1996).

10.11 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 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. Dunshaughlin is one such town. 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.

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

10.11.1 Broadband Objectives

LAP Objective 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.

LAP Objective BB-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.

10.12 Solid Waste Collection and Disposal

Development will generate demand for domestic and commercial waste disposal and collection services. The construction phases of developments 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 activities. 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.

Meath County Council recognises the importance of providing bring bank and civic amenity sites at accessible locations. In particular, there is a recognised need for such facilities in the Dunshaughlin area. A site to the south west of the town on Council owned land has been selected to accommodate a bring bank and civic amenity site.

10.12.1 Solid Waste Collection and Disposal Objectives

LAP Objective WC- 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.

LAP Objective WC- 2: To implement the policies and objectives of the Waste Management Plan for the North East Region.

LAP Objective WC- 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.

LAP Objective WC- 4: To promote and encourage the recycling of construction and demolition waste in accordance with approved construction and demolition waste management plan.

LAP Objective WC- 5: To provide a civic amenity site at the south west of the town.

10.12 Energy

The Planning Authority 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 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, and ventilation, energy efficient strategies for housing design, daylight analysis, and high insulation standards.

10.13.1 Energy Policies

LAP Objective WC- 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.

LAP Objective WC- 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 Dunshaughlin.

LAP Objective WC- 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.

11.0 IMPLEMENTATION

11.1 Introduction

The function of this Local Area Plan is to guide development in Dunshaughlin over the next six years. The 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 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 Meath 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. Meath County Council will require developers to incorporate the objectives of this Plan, including those relating to the provision of physical and social infrastructure, into their individual development proposals. Other objectives, particular key physical infrastructural elements will 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 Plan is guaranteed in advance. Notwithstanding, the Local Authority intends to exercise all of 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.

11.2 Phasing

It is an objective of the Planning Authority 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 facilities (such as rail, water, road infrastructure, sewerage etc) are secured and in place concurrent with proposed development projects.

The Local Authority reserves the right to refuse development on the grounds of incomplete infrastructure provision, including social infrastructure.

11.3 Contributions

It is considered reasonable that contributions be paid towards Local Authority investment in the provision of infrastructure and services, by developers who benefit from such provision. A development contributions scheme for the County has been prepared and adopted by Meath County Council and will be applied in respect of applications for development in this area.

11.4 Monitoring and Review

In order to ensure that the development strategy outlined in the Local Area Plan is being pursued, the 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 A: List of Persons or Bodies Who Made a Submission on the Issues Paper

Submission Number	Name of Person or Body being represented
1	Declan Brassil & Co. Ltd on behalf of Mr Patrick McGowan regarding lands at Grange End
2	Brian Meehan & Associates on behalf of Lidl Ireland regarding lands in the Dunshaughlin Business Park
3	Declan Brassil & Co. Ltd on behalf of Danron Ltd regarding lands at Ballinlough and Ballymurphy
4	John Spain Associates on behalf of Cusack Homes regarding lands between Main Street and Greenane Estate
5	GVA Planning on behalf of Tesco Ireland
6	Declan Brassil & Co. Ltd on behalf of Paul McCarthy regarding lands adjoining the N3 National Primary Route & the M3 Dunshaughlin Interchange
7	Collins Maher Martin Architects on behalf of Murphy Family lands at Lagore Road
8	Noel Larkin Associates on behalf of Josephine Evertard lands at Grange End
9	Noel Larkin Associates on behalf of Kathleen Madden lands at Ratoath Road, Dunshaughlin
10	David Mulcahy on behalf of Mary Morrin lands at Cooksland
11	Collins Maher Martin Architects on behalf of Bill Murphy regarding lands at Cooksland
12	Tygro Consulting Engineers Limited on behalf of Louis McEntaggart lands at Dunshaughlin
13	Fenton Simons on behalf of Maplewood Developments regarding lands at Grange End
14	Department of Education and Science regarding education facilities in Dunshaughlin
15	Heritage Officer, An Taisce
16	Douglas Hyde & Associates on behalf of various landowners regarding the route of the Navan Rail line
17	Roestown / Cooksland N3 Residents Association
18	Drumree / Dunshaughlin Sports Group
19	Douglas Hyde & Associates on behalf of Menolly lands at Bonestown
20	Town & Country Resources Ltd on behalf of Michael Delany lands at Cooksland and Roestown
21	Department of Environment, Heritage & Local Government
22	Blackchurch Homes Ltd on behalf of John O'Meara, J R & G Stanely and Dermot and Fiona Kealy
23	Jarlath Rattigan on behalf of Joe Harkin lands at Bonestown
24	Dunshaughlin Gaelic Football Club
25	National Roads Authority
26	County Meath VEC

Appendix B: List of Persons or Bodies Who Made a Submission on the Draft Local Area Plan

Submission Number	Name of Person or Body being represented
1	Michael O'Neill on behalf of Ray Stokes (1)
2	Mary Wallace on behalf of Roestown / Cooksland Residents
3	Sean Lucy & Associates on Behalf of Kieran Dwyer
4	Department of Education & Science (1)
5	National Roads Authority
6	Councillor Nick Killian on behalf of David Ronan (Ronan Farms)
7	Fenton Simons on behalf of Maplewood Developments
8	Eastern Regional Fisheries Board
9	Michael O'Neill on behalf of Ray Stokes (2)
10	Blackchurch Homes Ltd
11	Iarnród Éireann
12	Dunshaughlin Sports Group
13	St Seachnalls School
14	Arnold & Roisin Blake
15	Dept of Communications, Energy & Natural Resources
16	Collins Maher Martin on behalf of Mr Bill Murphy lands at Lagore Road
17	Department of Education & Science (2)
18	Collins Maher Martin on behalf of Mr Bill Murphy lands at Cooksland
19	Declan Brassil & Company Limited on behalf of Danron Ltd
20	Town & Country Resources on behalf of Michael Delaney
21	Michael Mc Loughlin – Labour Party
22	Brian Meehan & Associates on behalf of Lidl Ireland GmbH
23	Castlethorn
24	Department of Environment Heritage & Local Government
25	Douglas Hyde & Associates on behalf of Menolly Developments
26	Stephen Little Associates on behalf of Evan and Peter Newall
27	An Taisce

Appendix C: List of Persons or Bodies Who Made a Submission on the Amendments to the Draft Local Area Plan

Submission Number	Name of Person or Body being represented
1	Thomas Byrne TD
2	Evan Newell
3	Cian O Mahoney SEA
4	Michael Mc Cormack NRA
5	Teresa Halloran Development Applications Unit
6	Noel Mc Gloin ERFB
7	David Mulcahy on behalf of Paul Morrin
8	Anna Martin An Taisce
9	Seana Mc Gearty Co-Ordination Unit
10	Shirley Kearney Dept of Education & Science
11	Patrick O Sullivan Spatial Policy Section
12	Douglas Hyde & Assoc on behalf of Menolly Homes
13	Collins Maher Martin on behalf of Mr Bill Murphy
14	Dermot Kealy

DUNSHAUGHLIN Local Area Plan 2009-2015

Land Use Zoning Objectives Map

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

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.
- F1** To provide for and improve open spaces for active and passive recreational amenities.
- G1** To provide for necessary community, social and educational facilities.
- R1** To provide for a strategic rail corridor and associated physical infrastructure.

SPECIFIC OBJECTIVES

- Local Area Plan Boundary
- Area subject to preparation of Framework Plan
- Residential Phase II (Post 2019)
- Multiple Residential Development Granted Planning Permission
- Enterprise & Employment Phase II (Post 2019)
- Major Distributor / New Roads (Diagrammatical Only)
- Access Points
- Pedestrian walkways (Existing & Proposed)
- Pedestrian walkways/ cycleways (Existing & Proposed)
- Retail Opportunity Sites
- Neighbourhood Centre
- Trees to be preserved
- Protected Structures
- Area of Archaeological interest
- RES1** Specific Development Objectives (see text)

Note: Details shown on this map is for information purposes only. Further details on any item should be clarified with Meath County Council.
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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
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