



Consultation:

DRAFT VARIATION (NO. 1) OF THE TRIM DEVELOPMENT PLAN 2014-2020

Author: Nicci Nolan

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Eastern and Midland Regional Assembly submission on Variation no. 1 of the Trim TDP

Documents Attached:

 MH-C17-6-312 - Meathcoco Trim Variation no.1 TDP submission.pdf

Boundaries Captured on Map: No



Tionól Reigiúnach Oirthir agus Lár-Tíre Eastern and Midland Regional Assembly

3ú Uirlár ó Thuaidh | Ionad Cathartha | An tSráid Mhór | Baile Munna | Baile Átha Cliath 9
3rd Floor North | Ballymun Civic Centre | Main Street | Ballymun | Dublin 9



Proposed Draft Variation No. 1 of the Trim Development Plan 2014-2020

This submission on the proposed draft variation of the Trim Development Plan 2014-2020 has been reviewed by the executive and approved by the Eastern and Midland Regional Assembly at the meeting of 12th July 2019.

Introduction

The Eastern and Midland Regional Assembly (EMRA) is part of the regional tier of governance in Ireland. It is primarily focused on the formulation, adoption and implementation of Regional Spatial and Economic Strategies (that have replaced the existing Regional Planning Guidelines), oversight and coordination of Local Economic and Community Plans (LECPs), management of EU Operational Programs, EU project participation, implementation of national economic policy, and additional functions through working with the new National Oversight and Audit Commission.

The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region was made on the 28th June 2019, in accordance with Section 24 (9) of the Planning and Development Act 2000. The RSES, prepared in accordance with the National Planning Framework, sets the context for each local authority within our Region to develop their county and city development plans in a manner that will ensure national, regional and local plans align. The RSES identifies regional assets, opportunities and pressures and provides appropriate policy responses in the form of Regional Policy Objectives. At this strategic level it provides a framework for investment to better manage spatial planning and economic development throughout the Region.

Legislative Context

Under Section 27C of the Planning & Development Act, 2000 (as inserted by Section 18 of the Planning and Development Act, 2010) the Eastern and Midland Regional Assembly, as the successor regional

assembly of the dissolved Dublin and Mid East Regional Authorities, is obliged to prepare submissions/ observations to be submitted to the relevant planning authority and copied to the Minister for Housing, Planning, Community and Local Government.

A submission shall contain a report which shall state whether, in the opinion of the Regional Assembly, the draft variation of the Development Plan, and in particular its core strategy are consistent with the Regional Spatial and Economic Strategy. If, in the opinion of the Regional Assembly the proposed variation of the Development Plan, and its core strategy are not consistent with the RSES, the submission / observations and report shall include recommendations as to what amendments, in the opinion of the Regional Assembly, are required to ensure that they are consistent.

This report contains the opinion of the Eastern and Midland Regional Assembly in relation to the above matters along with recommendations as required under Section 27C of the Planning and Development Act 2000 as amended.

Proposed Variation

Draft Variation no. 1 of the Trim Development Plan seeks to align the Plan with the key tenets of the Economic Development Strategy for County Meath 2014-2022 as they relate to statutory land use planning. The measures recommended within the Economic Development Strategy seek to promote County Meath and fulfil its economic potential in order to prosper as a successful, diverse and vibrant social, civic, commercial and residential centre that will be recognised locally, nationally and internationally as a highly attractive and distinctive location in which to conduct business. The implementation of the 8 no. specific actions within this Economic Strategy will be the primary response of the Local Authority to seek to improve the number of local employment opportunities available to the resident population.

The proposed variation will result in the following changes to the Trim Development Plan:

- Amendment to the narrative, policies and objectives to bring these in line with the Meath Economic Development Strategy 2014-2022.
- Zoning of additional residential lands to facilitate the provision of key physical infrastructure, strategic employment and residential uses. Introduce a 'spot objective' for strategic employment and residential lands to provide for in the order of 100 residential units and provide key physical infrastructure in the form of part of the distributor road linking the Navan and Dublin Roads.
- Amendments to the employment zoning objectives to provide more flexibility in the provision of employment generating uses and ensure consistency with the County Development Plan zoning objectives.
- Amendments to take account of flood risk mapping undertaken in April 2014.

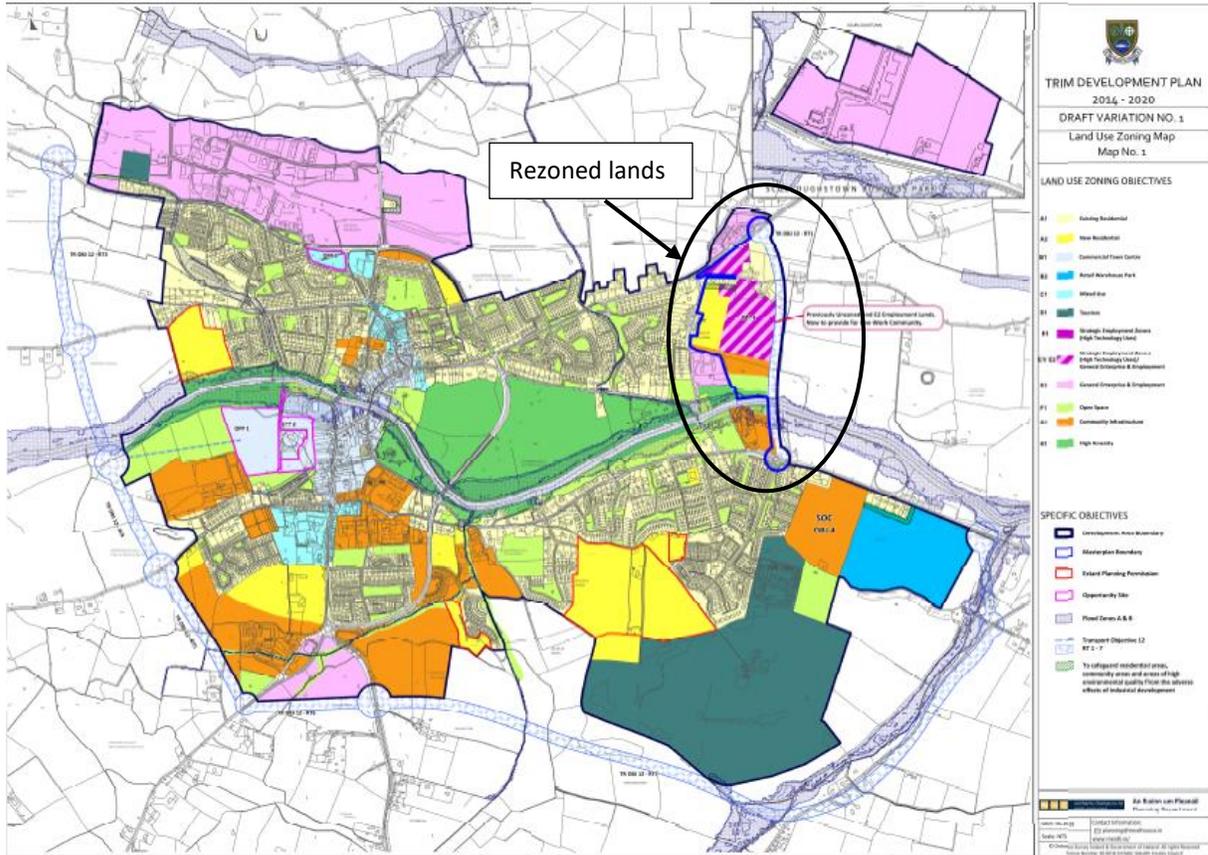


Figure 1.0 Trim Zoning Map and proposed rezoned lands outlined

Submission

Draft Variation No. 1 of the Trim Development Plan seeks to align the Plan with the varied Meath County Development Plan and the Meath Economic Development Strategy 2014-2022. Policies and objectives within the Trim Plan are updated to include reference to the Meath Economic Development Strategy. It is also proposed to provide for additional strategic employment and residential zoned lands in order to facilitate the development of key physical infrastructure at Navan Road. A spot objective will be introduced to facilitate the development of an architecturally designed gateway building to the north of the employment lands fronting the Navan Road. Development at this location to the north-east of the town is to provide a balance of employment, residential land use zonings within the settlement and optimize the advantage of the strategic location of the lands.

Overall, it is proposed that the variation will address a deficiency in the provision of key critical infrastructure and executive style housing and support the live-work community concept as provided for within the Economic Development Strategy. Development of these lands will be subject to the preparation of Master Plans, which will require the written approval of the Executive of the Planning Authority.

Amended Section 2.2.7.1 of the Trim Plan refers to the Eastern and Midland Regional Assembly and the Draft Regional Spatial and Economic Strategy (RSES). It is noted that the Strategy has now been made since 28th June 2019 and this Section of the Plan should be updated. In addition, references to the Hinterland Area should be amended as the Hinterland Area is now referred to as the Core Region within the RSES.

Economic Development Strategy

The Regional Spatial and Economic Strategy (RSES) focuses on the following four policy areas in order to encourage economic development across the region; namely Smart Specialisation, Clustering, Orderly Growth, and Placemaking. As part of Meath County Council's Economic Development Strategy's "8 Point Plan" the need for the Council to "engage and work with state agencies, regional agencies, higher education institutions and local enterprise agencies to stimulate and grow economic development in Meath" is highlighted. This process is consistent with the policy of "Smart Specialisation" and the idea that collaboration amongst regional economic actors can allow for growth in innovation, productivity and employment. The fourth point of the "8 Point Plan" aims to "promote our towns and strategic employment sites as the economic drivers for employment in Meath, while acknowledging the role of the rural economy". Various Regional Policy Objectives in the RSES focus on promoting the rural economy of the region, as well as encouraging town centre renewal. Likewise, the objective to promote strategic employment sites is an important component in "Orderly Growth", a policy highly relevant in the RSES. The fifth point of the "8 Point Plan" states that Meath County Council shall "identify and support investment in infrastructure and services that enable and deliver economic development". Such a policy is consistently acknowledged in many aspects of the RSES, particularly with respect to the concept of "Placemaking" as people desire to work and live within areas with high quality infrastructure.

Core Strategy

Section 2.3.5 of the Core Strategy has been amended, in particular the criteria used to determine the suitability of specific lands for residential development which constitute the proper planning and sustainable development of the town. Importantly, the following criteria have been added:

- Whether the lands would contribute to creating sustainable communities
- Whether the lands would contribute to the realization of critical infrastructure, and
- Consideration as to whether a site could be considered an infill site as opposed to extending the urban footprint further from the town centre. Leapfrogging beyond other available sites will not be considered favourably.

These criteria would be consistent with the growth enablers for the Eastern and Midlands Region, as set out in the RSES, in particular with regards to the promotion of compact urban growth with a target of at least 30% for other urban areas, in addition to the promotion of the regeneration and revitalisation of small towns and villages and support for local enterprise and employment opportunities to ensure their viability as service centres for their surrounding rural areas.

New Core Strategy Objectives 1 and 2 refer to the development of new residential and community lands including the development of brownfield lands and which will be linked to the delivery of necessary roads infrastructure, subject to the preparation of a Master Plan agreed in writing with the Executive of the Planning Authority. The Planning Authority is directed to the Guiding Principles set out in the RSES with respect to brownfield/infill development which state, amongst others, that “Proposals for strategic brownfield and infill sites should be accompanied by a site brief and/or masterplan that sets out a phased programme for the regeneration of the site and demonstrates how the proposal will comply with National Guidelines that seek to achieve sustainable compact development and to integrate principles of good urban design and placemaking.”

New E1 Strategic Employment Zones (High Technology Uses)

The proposed Variation introduces a new E1 zoning which will be located adjacent to proposed A2 residential lands in order to facilitate the development of a sustainable live work community and will also provide for the development of part of the RT1 distributor road linking the Navan and Dublin roads. This is considered consistent with the Growth Enablers for the Core Region which state, amongst others, “To promote continued growth at more sustainable rates, while providing for increased employment and improved local economies, services and functions to allow towns become more self-sustaining and to create the quality of life to attract investment.”

It is also noted that the development of high technology uses will be significant in developing a “live work” community within Trim, a concept which is central to “Placemaking”, as set out in Chapter 6 of the RSES. Furthermore, these types of enterprises would operate within the growth sectors targeted under the RSES. In addition, the need for connectivity via the in-tandem delivery of transport infrastructure is expressed throughout the RSES. The Guiding Principles to “Identify Locations for Strategic Employment Development” set out in Chapter 6 of the RSES are also highlighted in this regard.

Strategic Environmental Assessment (SEA)

The objectives of the proposed Draft Variation were assessed against the Strategic Environmental Objectives and indicate that the full implementation will not result in a significant negative or adverse impact on the environmental resources within the Plan area boundary. As a result, the Draft Variation will have a neutral impact on the environment as a whole. Where the SEA has found potential for negative impacts on the environment as a result of the implementation of the Draft Variation, mitigation as well as enhancement measures have been proposed. The implementation of these measures, coupled with the monitoring procedures will ensure the Draft Variation No. 1 to the Trim Development Plan is acceptable from an environmental perspective.

A Natura Impact Report sets out additional measures to ensure the integrity of European Sites within the zone of influence of the Proposed Variation.

In terms of the Strategic Flood Risk Assessment, flood risk to the proposed land use zonings is stated as low and it is recommended that any new development should be managed in line with approved

policies (WS POL 29- 36) under Volume 1, Section 7.15 of the 2013-19 County Development Plan and also Policies INF POL's 27-34 of the Trim Development Plan 2014-2020. Of particular relevance is WS POL 31 which states that any future development should have regard to the surface water management policies of the Greater Dublin Strategic Drainage Study (GDSDS).

Conclusion

Having regard to the above, the proposed variation would therefore be consistent with the Regional Spatial and Economic Strategy 2019-2031.

This submission was prepared by the Assistant Director and approved by the members of the Eastern and Midland Regional Assembly at the meeting of 12th July 2019.

Regards,

A handwritten signature in black ink, appearing to be 'Jim Conway', with a horizontal line underneath it.

Jim Conway
Director
Eastern and Midland Regional Assembly
12th July 2019.