

# Year 1 Monitoring of the Meath County Development Plan 2021-2027

**Presentation to Elected Members**

Date: 05/12/2022



comhairle chontae na mí  
*meath county council*

# Overview

- 1 Judicial Review Update**
- 2 Legislative Context**
- 3 National & Regional Development Monitors**
- 4 County Development Plan Monitoring**
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- 6 Employment and Economy - Commercial Monitoring**
- 7 Demonstration of Development Plan Monitor**
- 8 Next Steps**



# Judicial Reviews

- **Dolent Properties**
- **Protect East Meath**
- **Hickwell & Hickcastle Ltd**
- **Killegland Estates**
- **McGarrell Reilly**



# Legislative Context

- New Development Plan Guidelines for Planning Authorities were published in [June 2022](#)
- Section 10.3 outlines Development Plan Monitoring requirements stating;
- *“The monitoring task of the planning authority for its development plan comprises of two strategic monitoring elements:
  - (a) Core Strategy Monitoring (Annual)
  - (b) Plan Objectives Monitoring, including SEA Monitoring (2 year progress report)”*
- Today we are presenting some key analysis on our Annual Core Strategy and Commercial Monitoring for Year 1 of the CDP 2021-2027 – monitor will be published in the form of an interactive dashboard in coming weeks

# Legislative Context

## INDICATOR

### Residential

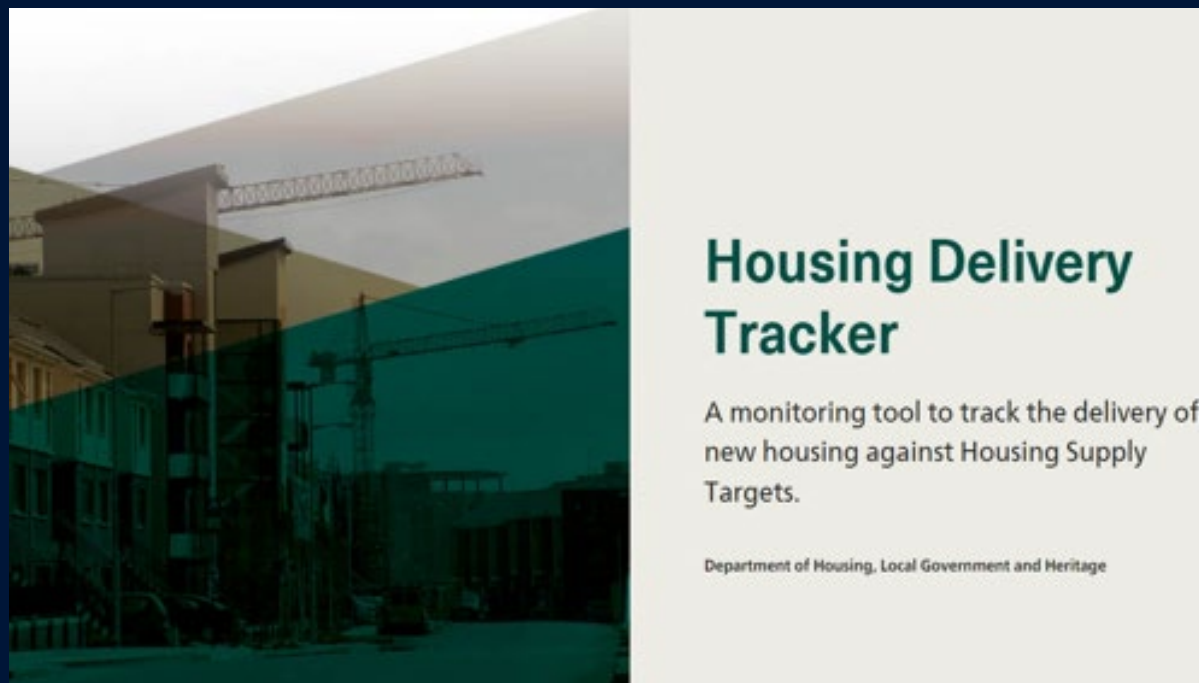
1. New home completions (including refurbishment / conversions)
2. Planning permissions granted for residential development
3. Breakdown by relevant rural area type of rural housing

### Commercial

4. Development and occupied commercial floorspace
5. Planning permissions for business / employment uses (sqm)

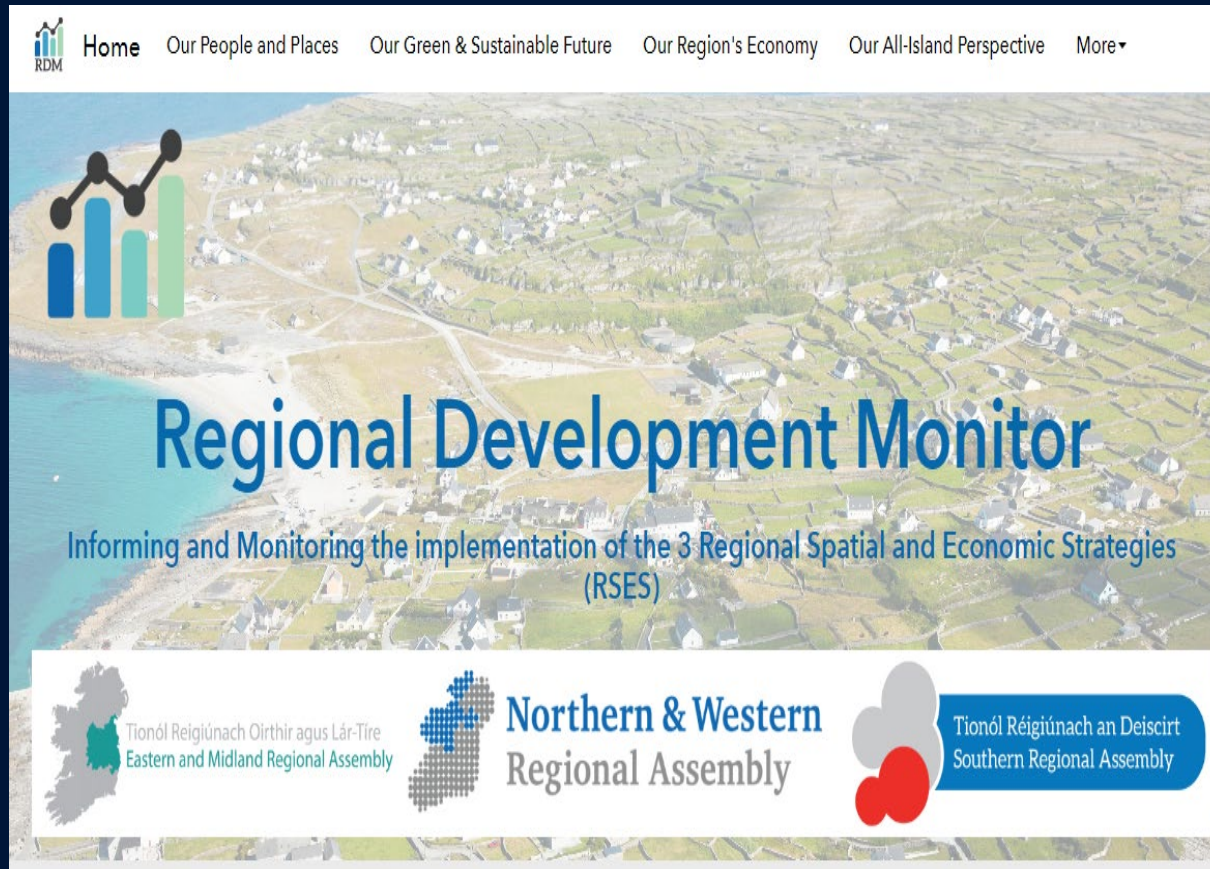


# National Development Monitor



- The Department of Housing, Local Government and Heritage published a **National Housing Delivery Tracker**
- Requirement of Housing for All; **Housing Policy Objective 28**: *Measure and monitor the performance of national housing development and construction.*
- Online monitoring tool to **track the delivery of housing** measured against County Core Strategies
- The national tracker is based on two specific datasets: Core Strategy Targets, and New Dwelling Completions.

# Regional Development Monitor



The screenshot shows the homepage of the Regional Development Monitor (RDM). At the top, there is a navigation menu with the following items: Home, Our People and Places, Our Green & Sustainable Future, Our Region's Economy, Our All-Island Perspective, and More. Below the navigation is a large aerial photograph of a coastal town. In the top left corner of the page, there is a logo consisting of a bar chart with four bars of increasing height (blue, teal, green, light green) and a line graph with three points connected by lines. The main heading is "Regional Development Monitor" in a large, bold, blue font. Below this, the subtitle reads "Informing and Monitoring the implementation of the 3 Regional Spatial and Economic Strategies (RSES)". At the bottom of the page, there are three logos for the Regional Assemblies: the Eastern and Midland Regional Assembly (Tionól Reigiúnach Oirthir agus Lár-Tíre), the Northern & Western Regional Assembly, and the Southern Regional Assembly (Tionól Réigiúnach an Deiscirt).

- On **29th November 2022** Minister of State Peter Burke TD launched Ireland's first Regional Development Monitor (RDM).
- RDM enables easy visualization and analysis of recent trends in demographic change, housing completions and vacancy, housing supports, transport, health, renewable energy developments, water quality, labour force statistics, foreign direct investment, etc.
- <https://rdm.geohive.ie>



# Meath Development Plan Monitor

- Currently creating our own County Development Plan Monitor
- The Monitor will;
  - **Track housing delivery** at a local level – both on urban zoned land and also in the Rural Area and Rural Nodes.
  - Track the **delivery of commercial floorspace**
  - Be accessible to **all online**
  - Enable easy visualization and analysis of **recent trends** using **interactive mapping** and visuals - bar charts/pie charts.
  - Be a key resource which will assist MCC in the preparation and implementation of plans and policies across a range of Council Departments
  - Dashboard to be regularly updated (time period to be agreed)



# Core Strategy - Housing Delivery Tracker

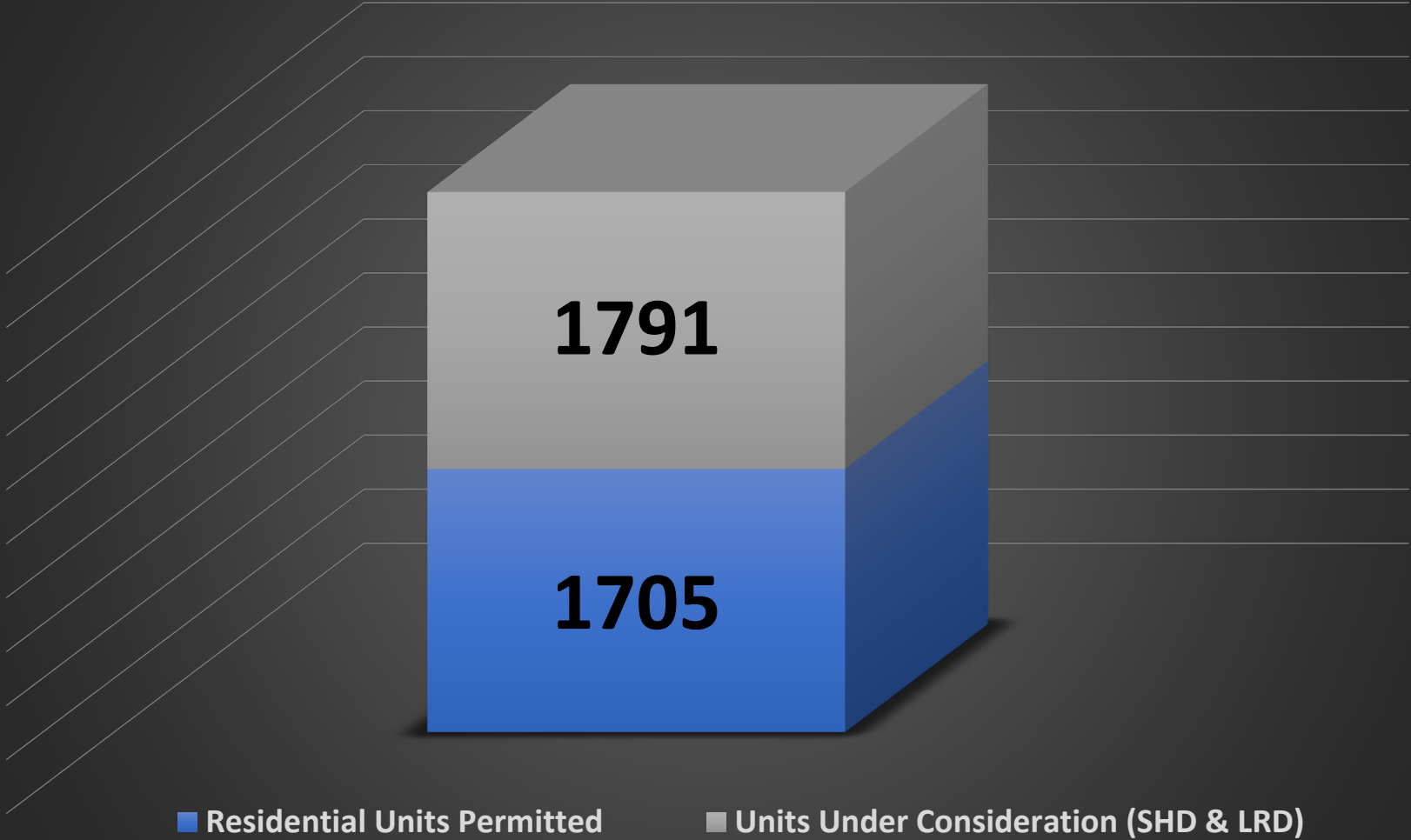
- A monitoring tool to track the delivery of new housing against Core Strategy Targets for each of our 38 settlements
- Provide the following key housing data at a settlement level each year –
  - housing allocation per settlement for CDP 2021-2027 period
  - number of units granted permission & application site boundaries
  - Remaining household allocation
  - type of units (Apartment, house, duplex, sheltered housing)
  - mix of house types (no. of bedrooms)
  - New home commencements
  - New home completions

# Core Strategy

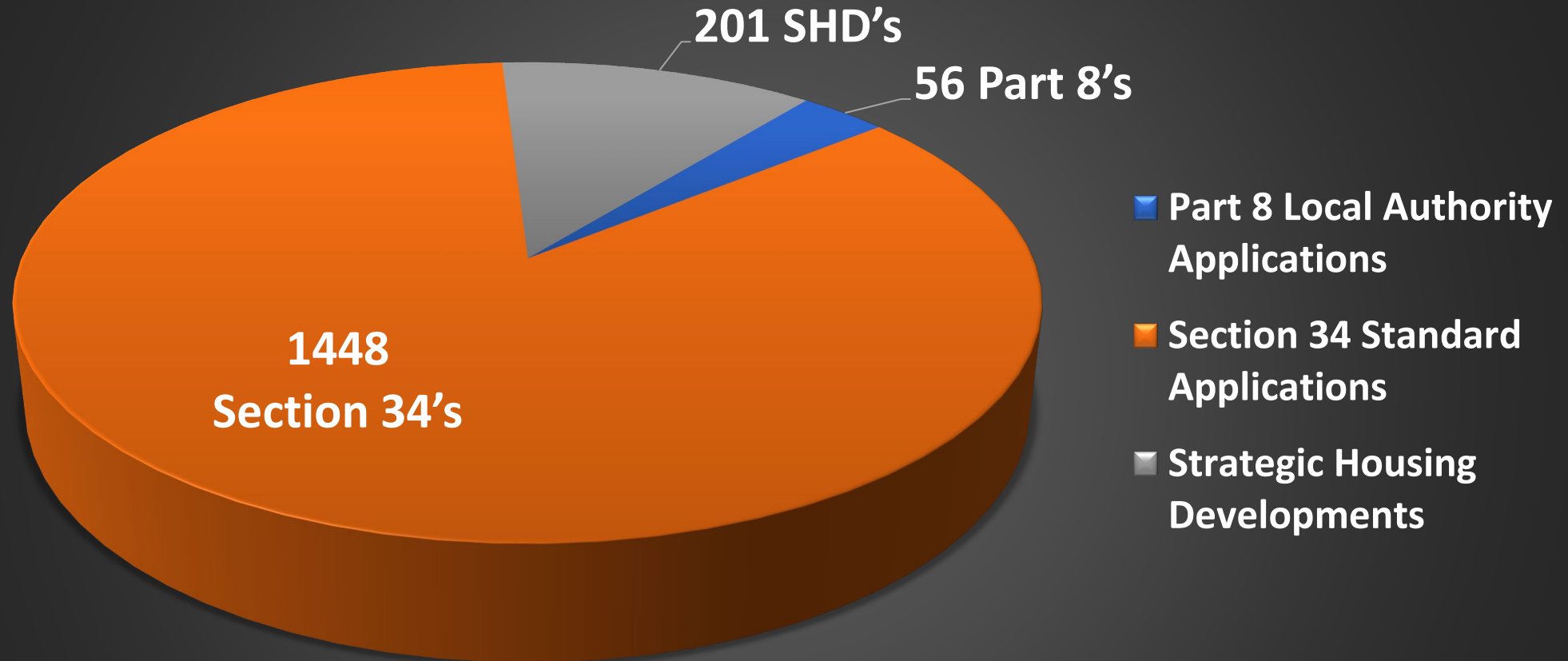
## Residential Monitoring 2021-2022 – Key Findings

- Over the monitoring period, the Council granted planning permission for **87 applications for two or more dwellings**
- The 87 granted planning applications consist of **1,705 residential units** (**note that 526 of these units are subject to appeal/JR**)
- Currently 4 SHDs & 1 LRD under consideration by ABP which if permitted will provide **1791 units**
- The following slides provide a more detailed breakdown on the type and number of units granted permission in Year 1

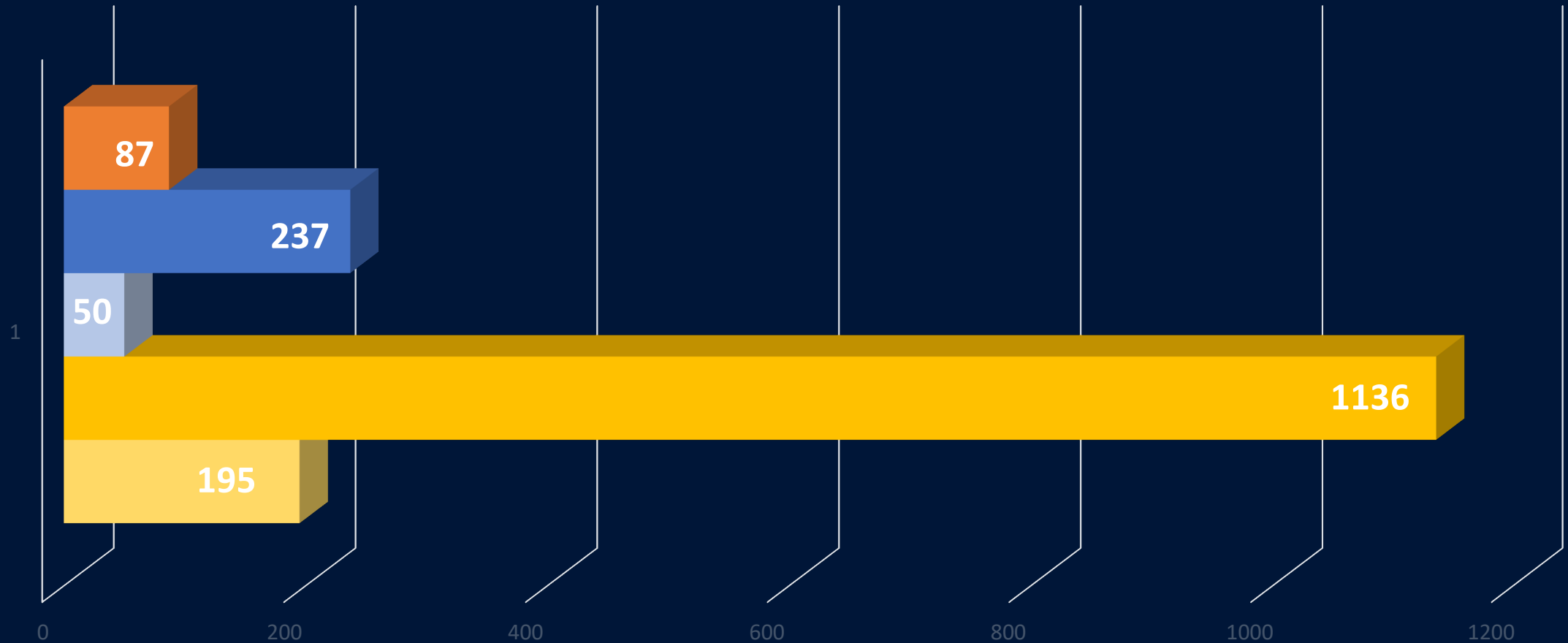
# Residential Units Permitted & Under Consideration



# Units Granted (1705) on Zoned Lands



# Residential Units (1705) Granted per Zoning Category



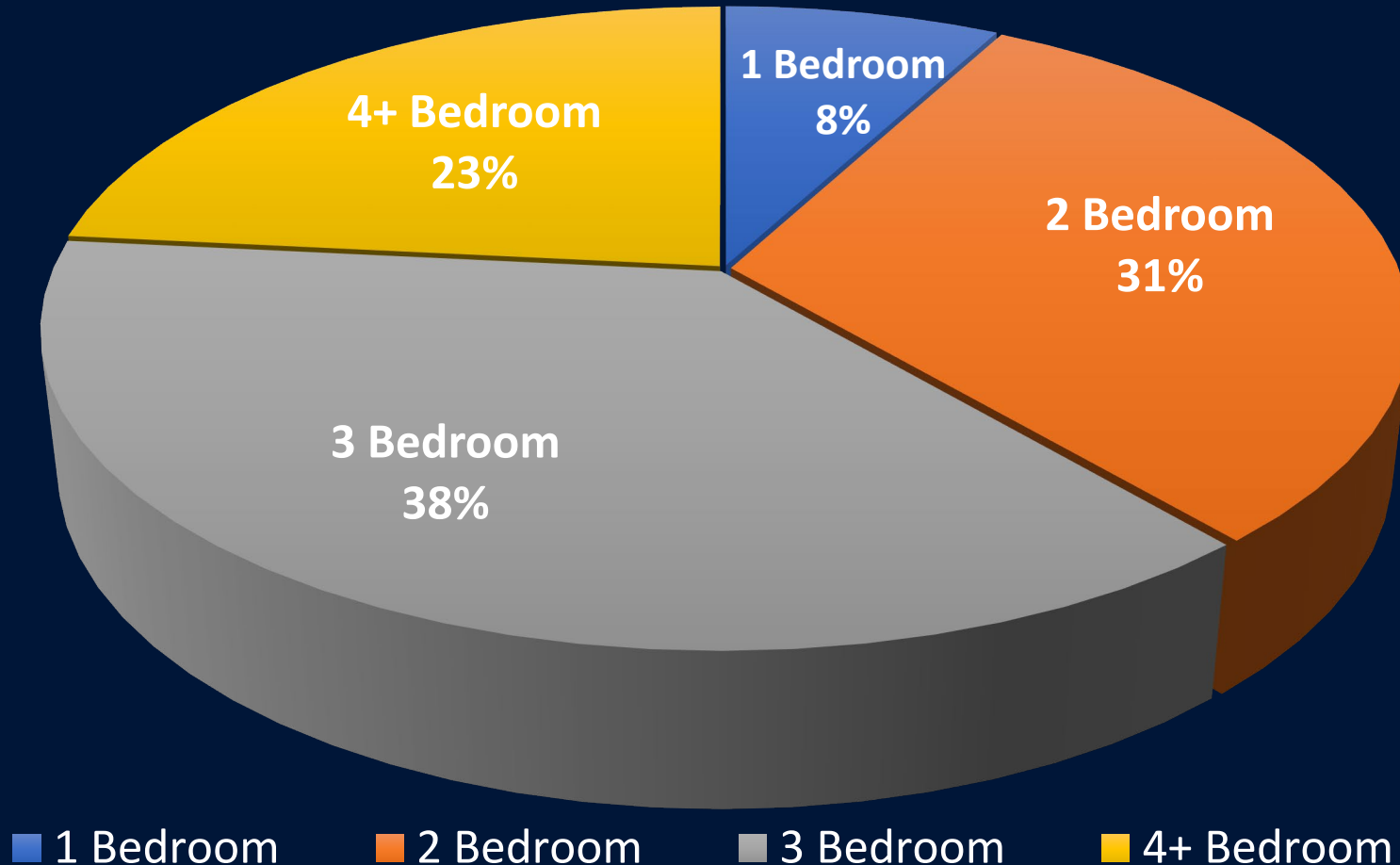
■ G1 Community ■ C1 Mixed Use ■ B1 Town Centre ■ A2 New Res ■ A1 Existing Res

## Residential Units Completed 2021-2022

- **1197\*** residential units have been completed within urban and rural areas during Year 1 of the CDP 2021-2027
- Housing completions are taken from the Building Control Management System (BCMS)
- These completions include **extant permissions** prior to the adoption of the current CDP
- A breakdown of completions per settlement and these will be available on the dashboard (when live)

*\*Figure could be subject marginal error due to final validation checks*

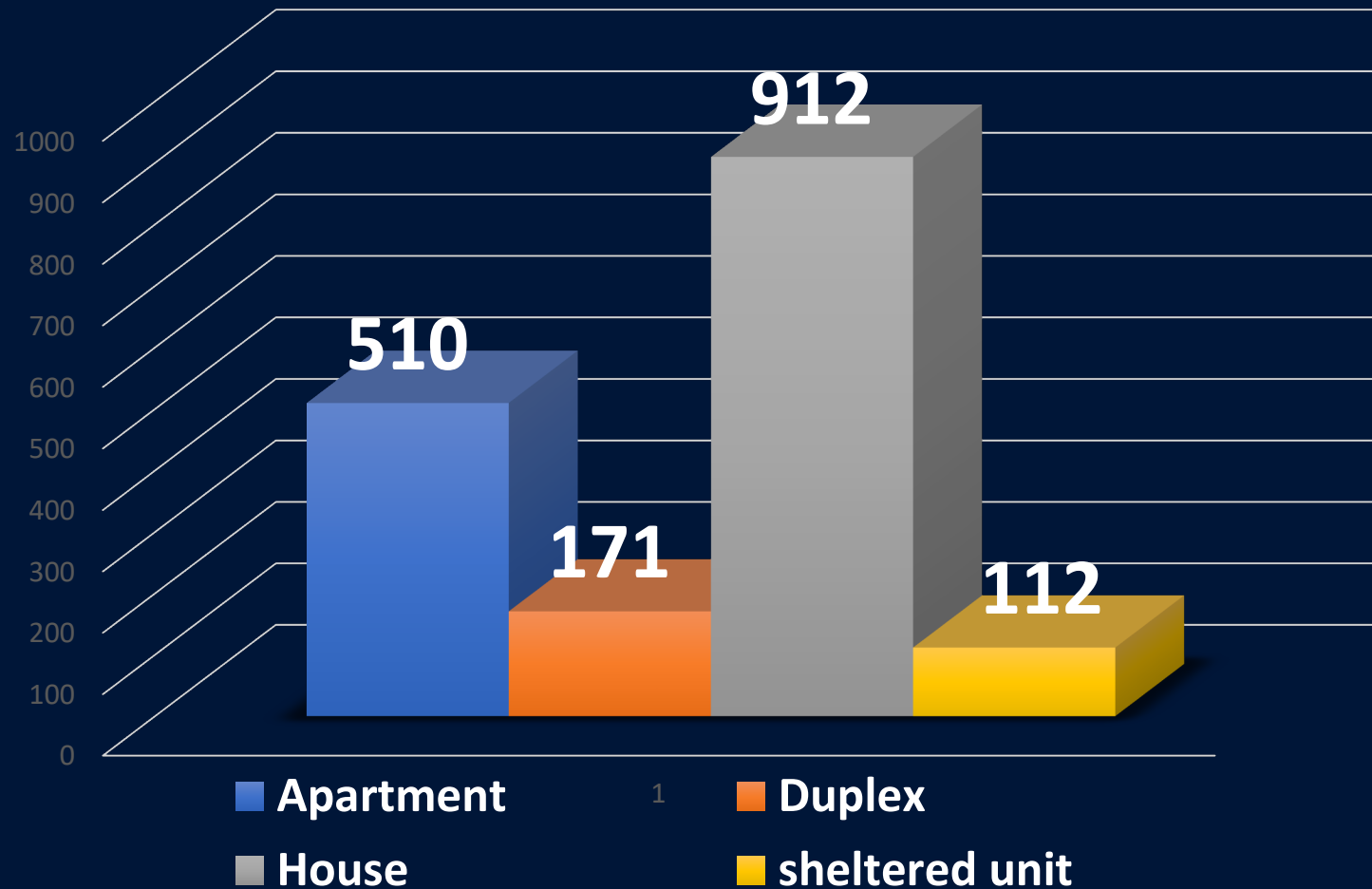
# Dwelling size mix (breakdown of 1, 2, 3 & 4+ units)





# Breakdown of Unit Type 2021-2022

Number of units granted dwelling type



# SHDs & LRDs (pending decision) – 1791 units

## SHD Status (1653 residential units)

- SH/313272: Longford Road, Duleek 141 units (DSPL Ltd) - Decision due
- SH/313658: Ratoath 450 units (Beo Properties) – Decision due
- SH/314548: Maynooth 360 units (Skycastle) – Decision due
- SH/314550 Milltown, Ashbourne 702 units (Arnub Ltd & Aspect Homes – Decision due

## LRD Status (138 residential units)

- 22924: Clonmagadden (Glenveagh Homes) 138 units – Granted by MCC but currently on appeal.

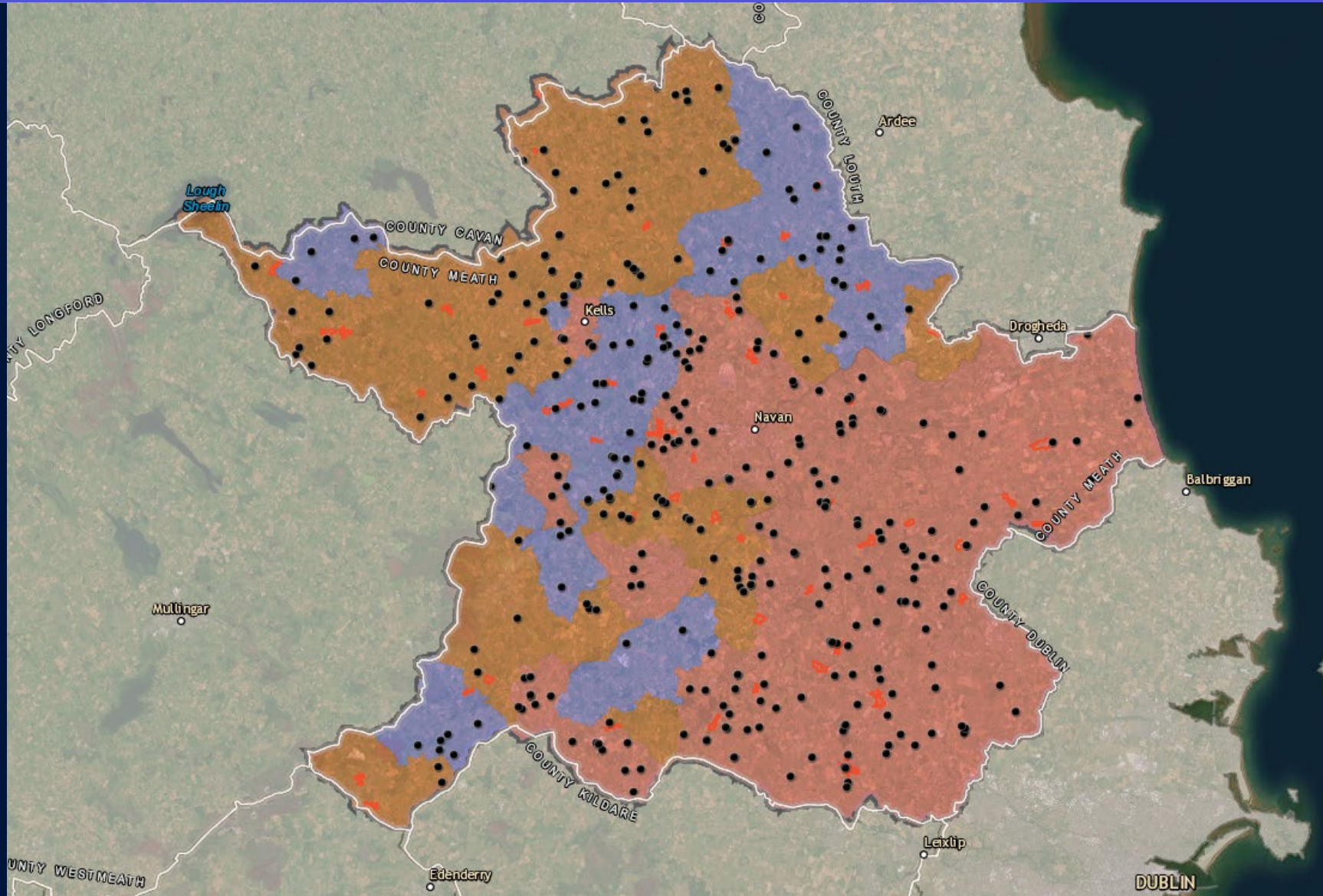


# Part 8 Housing Applications

- **Part 8 Housing Granted (52 units):**
  - Age Friendly 28 No. 1 & 2 bedroom residential development on Convent Lands, Kildalkey Rd, Athboy.
  - 22 No. residential unit development in Churchview, Rathmoylan.
  - 2 No. 2 bedroom Units in Blackhill Crescent, Donacarney.
- **Part 8 Housing Under Consideration (51 units):**
  - 6 No. Residential Development in Swan Lane Balreask Old, Navan.
  - 12 No. Apartments in 43 & 44 Brews Hill, Navan.
  - 5 No. Apartments in Pitcher Lane, Kells
  - 27 No. residential development in Rathaldron Court, Arthaldron Rd. Co. Meath
  - 1 No. Dwelling in Newtown, Creevagh.

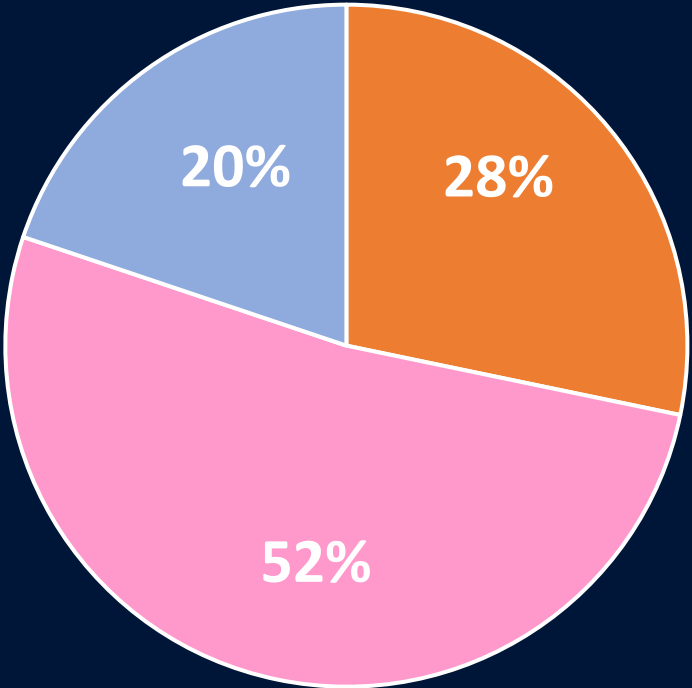


# Rural Housing Granted in 2021-2022



# Rural Housing Granted in Year 1

Number of applications granted (368) by Development Pressure Area



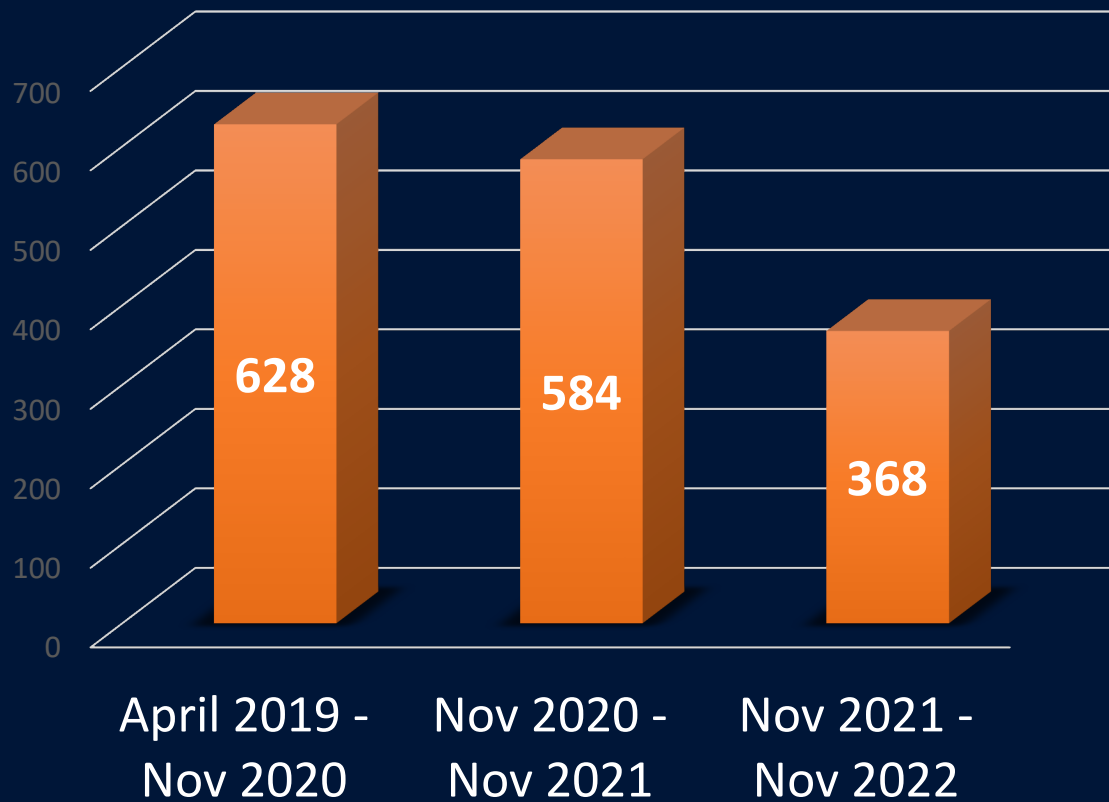
■ Low Pressure Area

■ Rural under strong Urban Influence

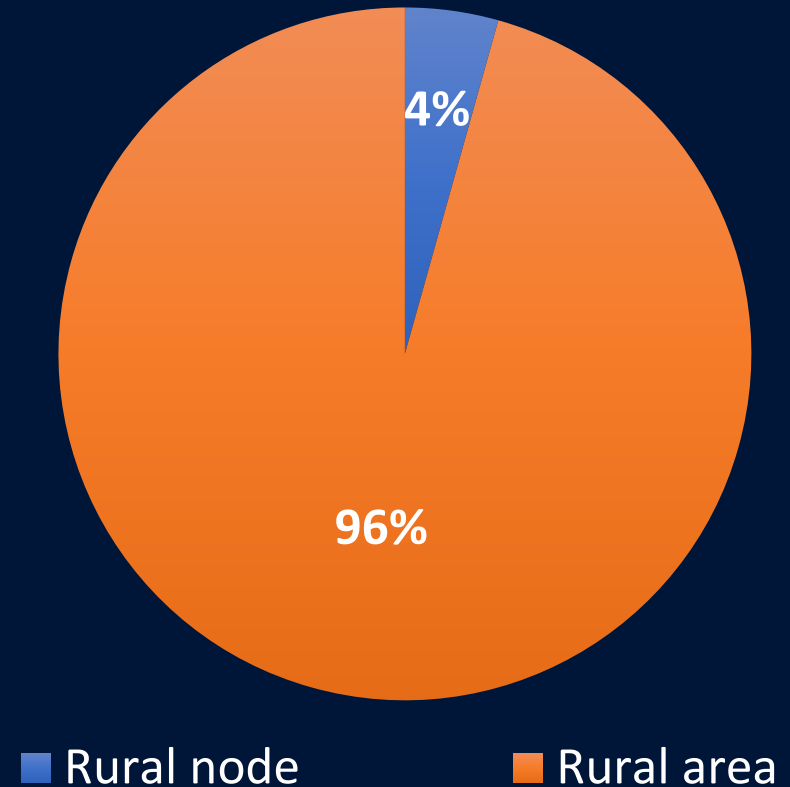
■ Strong Rural Area

# Rural Housing Trends

## No. of Rural Housing Permissions



## Applications granted broken down by rural nodes and rural areas



## Chapter 4- Economy & Employment - Commercial Development Tracker

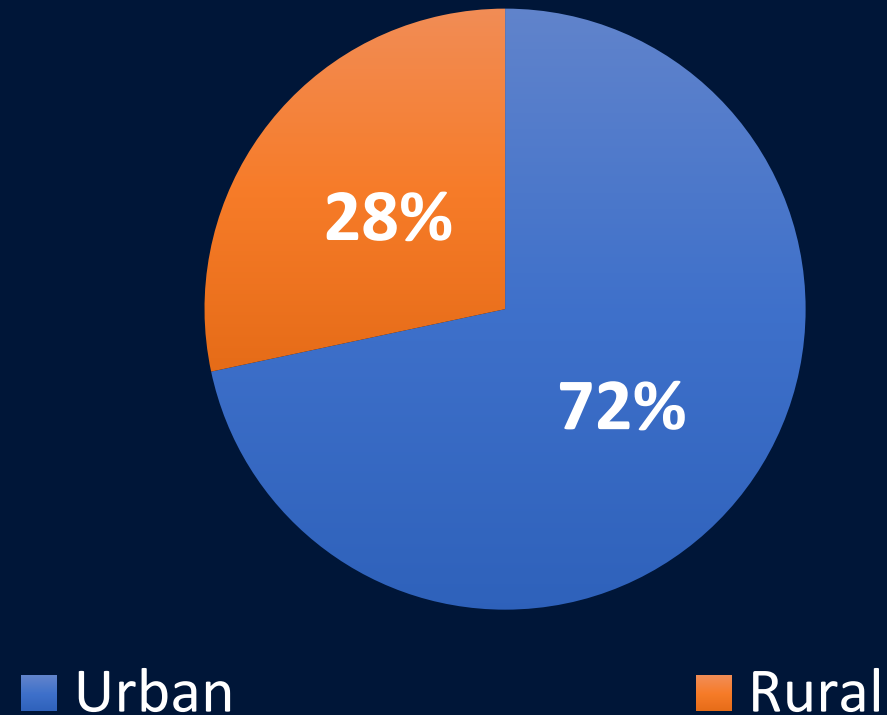
- The Monitor will also have a **Commercial Development Tracker** which will track developed and occupied commercial floorspace for;
  - Office
  - Industrial
  - Retail
  - Warehousing/Logistics.
- **Planning permission boundaries** will be mapped on the Monitor and associated floor areas provided
- Will provide essential background evidence in particular for the Planning, Economic Development, Rates Departments as well as external agencies





# Chapter 4. Economy & Employment - Commercial Monitoring

60 Commercial development applications granted in Urban and Rural Areas



# Chapter 4. Economy and Employment Strategy

- 1,884 hectares - Total Employment and Enterprise lands in Meath
- 17 permissions granted on E1/E2/E3 lands since the adoption of the CDP, taking up a total floorspace of 75,600 sq.m\*, comprising primarily of warehouse/logistics and industrial development.

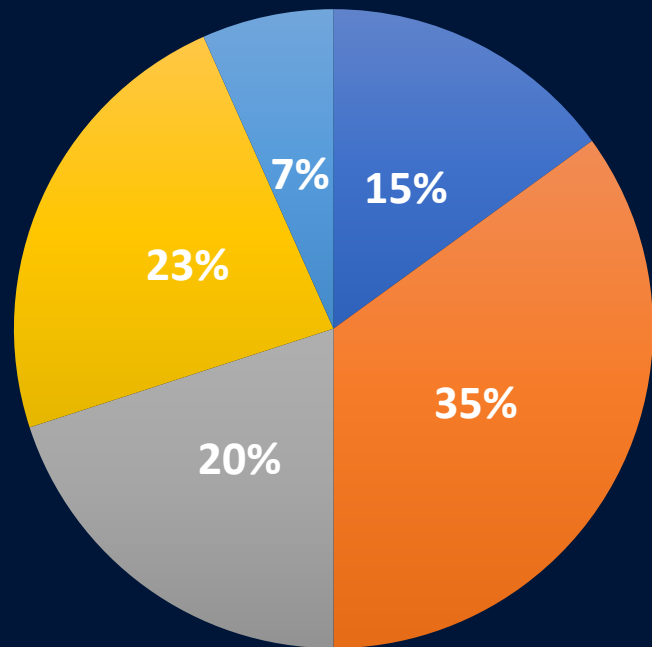
General Enterprise and Employment Permissions	No. of Permissions	Total Floorspace
Settlement location		
Southern Environs Drogheda	2	7,992 sq.m
Navan	5	4,281 sq.m
Ashbourne	2	32077 sq.m
Dunboyne/Dunboyne North	1	618 sq.m
Kells	2	636 sq.m
Trim	1	2,379 sq.m

\* Excludes current applications pending decision / on appeal



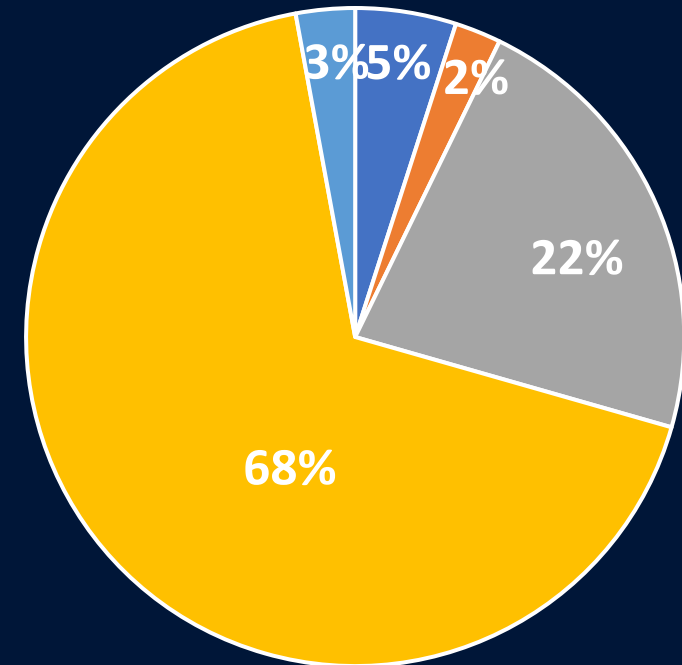
# Chapter 4. Economy & Employment - Commercial Monitoring

### Type of commercial development granted planning permission 2021 - 2022



- Office
- Industrial
- Other
- Retail
- Warehouse / logistics

### Total commercial floorspace (SQM) granted 2021 - 2022



- Office
- Industrial
- Retail
- Warehouse / logistics

# Chapter 4. Economy and Employment Strategy

- Meath Local Economic and Community Plan (LECP) 2023-2029
- Submissions are currently welcome and members are invited to visit [Consult.meath.ie](https://form.jotform.com/HubPlanning/meath-local-economic-and-community-) to answer the LECP survey.

Meath County  
Local Economic & Community Plan

Meath Local Economic and Community  
Plan (LECP) 2023-2029

What words below represent what you want to see the most for your Community in Meath?

<input type="checkbox"/> Inclusive	<input type="checkbox"/> Play	<input type="checkbox"/> Safe
<input type="checkbox"/> Walkable	<input type="checkbox"/> Cycle-friendly	<input type="checkbox"/> Equality
<input type="checkbox"/> Welcoming	<input type="checkbox"/> Accessible	<input type="checkbox"/> Friendly
<input type="checkbox"/> Healthy	<input type="checkbox"/> Empowering	<input type="checkbox"/> Opportunities
<input type="checkbox"/> Housing	<input type="checkbox"/> Parks	<input type="checkbox"/> Connected

NEXT →

## Next Steps

- **Online Monitor/dashboard** will be available in the coming weeks
- **Two Year Progress Report (December 2023):**
  - An analysis of annual plan monitoring data
  - Progress to achieving identified development plan objectives
  - The monitoring of significant environmental effects of the implementation of the plan (SEA)





# Meath County Development Plan - Monitoring 2021-2027

[Meath Adopted CDP 2021-2027](#)

[Legislative Context](#)

[Core Strategy Update - Novembe...](#)

[Residential Tracker - Urban Zo...](#)

[Residential Tracker - One Off](#)



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Thank you

# Questions & Answers



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