



Year 3 Monitoring Report on the Meath CDP 2021 – 2027

December 2024



comhairle chontae na mí
meath county council



Contents

1

Introduction

2

Core Strategy Residential Completions

3

Residential Permissions Granted

4

Bedroom Breakdown in Units Granted

5

One-Of Rural Housing breakdown

6

Commercial Monitoring

7

Community Monitoring

Introduction



Annual Development Plan Monitoring

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)

Core Strategy Monitoring

Residential	Commercial
1. New home completions	4. Development and occupied commercial floorspace
2. Planning permissions granted for residential development (i) Breakdown of 1, 2,3 and 4+ units permitted	5. Planning permissions for business/employment uses (sqm) for: (i) Office (ii) Industrial (iii) Retail (iv) Warehousing/Logistics
3. Breakdown by relevant rural area type of rural housing: (i) Planning Applications lodged (ii) Breakdown in decisions (iii) New home completions	

Apartment Units
Completed in 2023

115

Residential Units Delivered



Multi-Unit Home
Completions
for 2023

1,140

One-Off
Housing
Completed in
Urban and Rural
Areas

287



Urban House Units
granted permission
in the last year

2023/2024
1,366

Apartment Units
granted permission
over the last year

2023/2024
980

One-Off
Housing
Granted

2023/2024
125

Duplex
Units
Granted

2023/2024
213

Sheltered
Housing
Granted

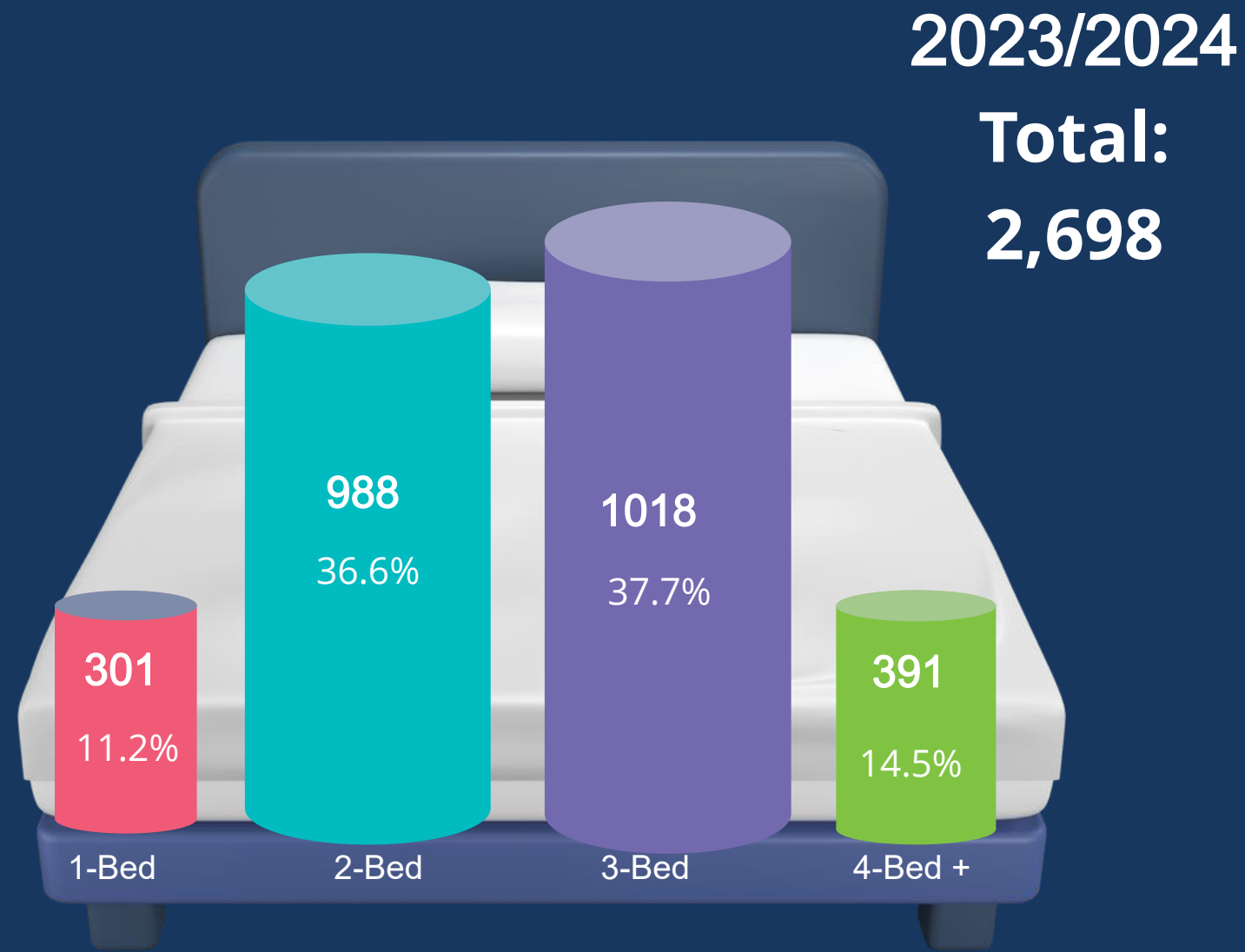
2023/2024
139

65.8% of Urban
Residential Units
granted on infill
lands in 2023/2024

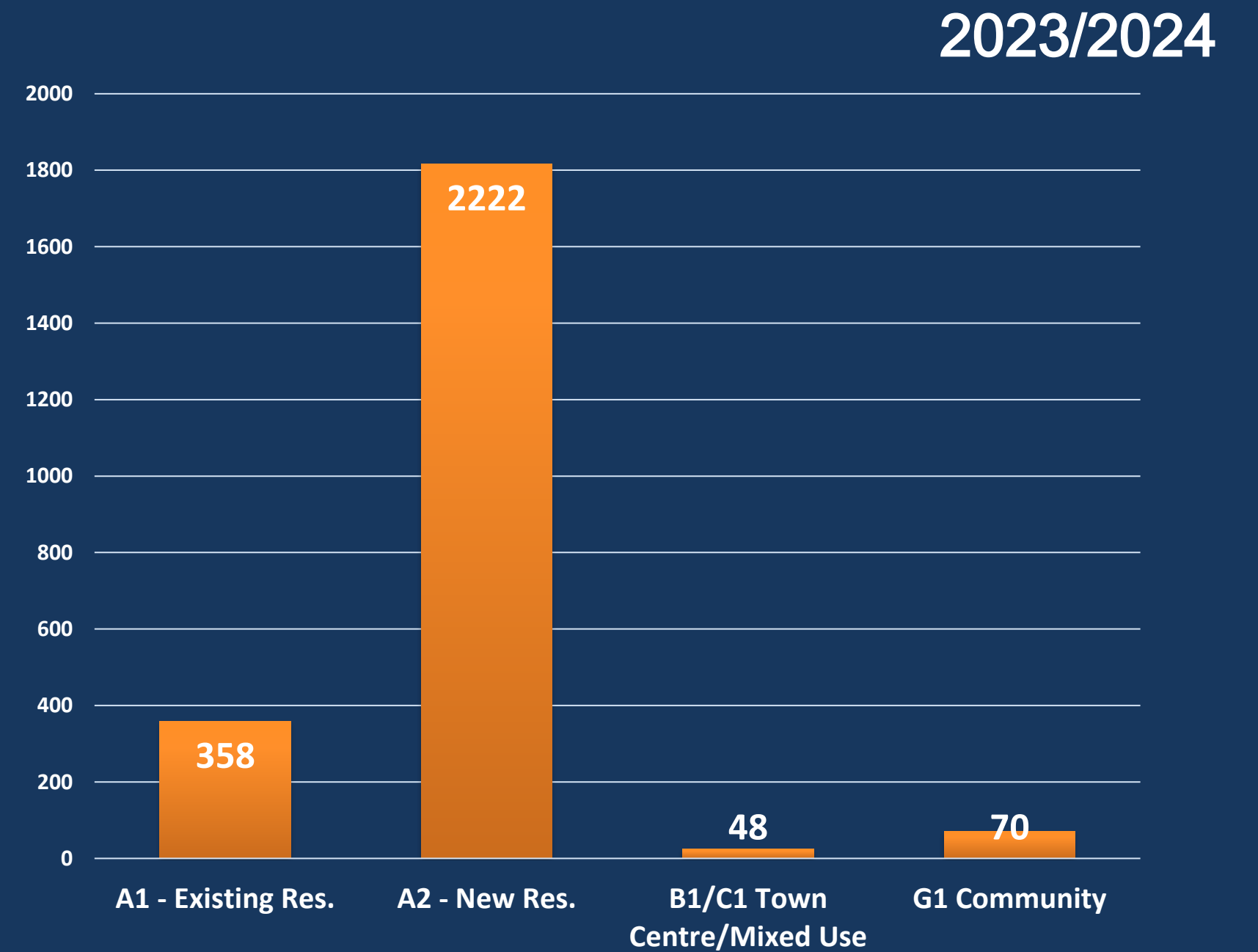
Residential Units Granted



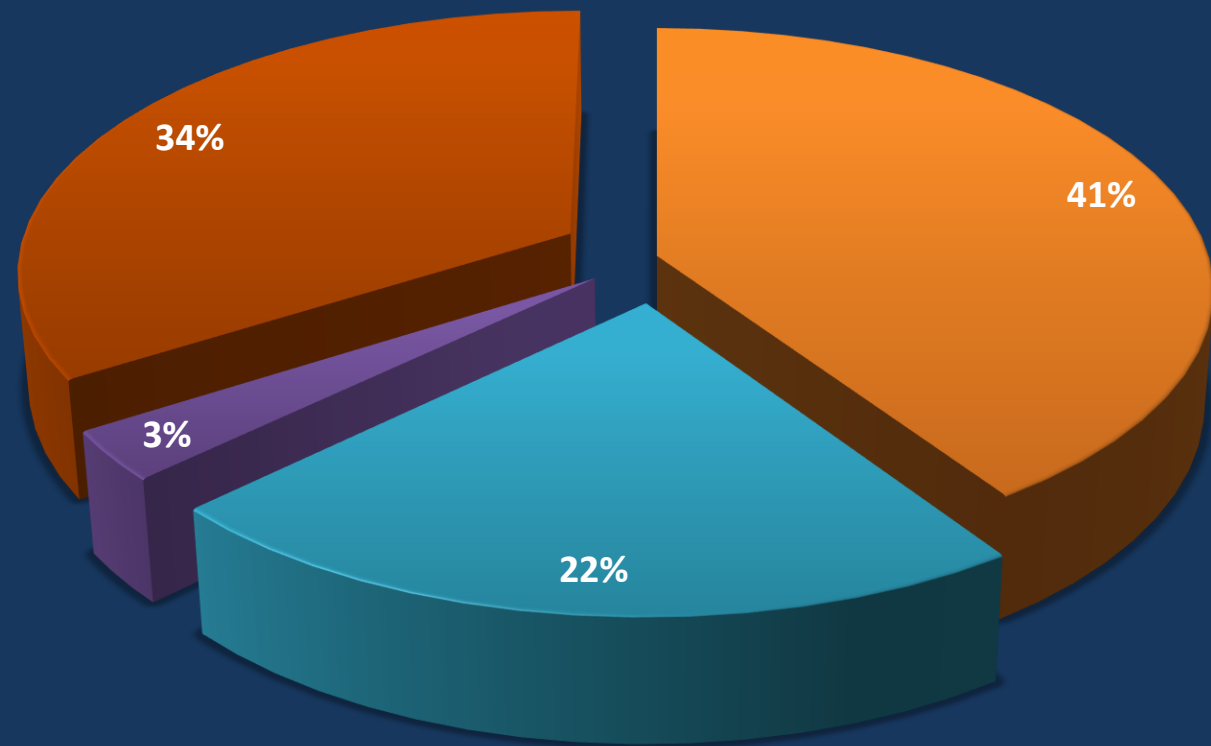
Zoned Residential Units Granted: Bedroom Breakdown



Units granted by Zoning Type

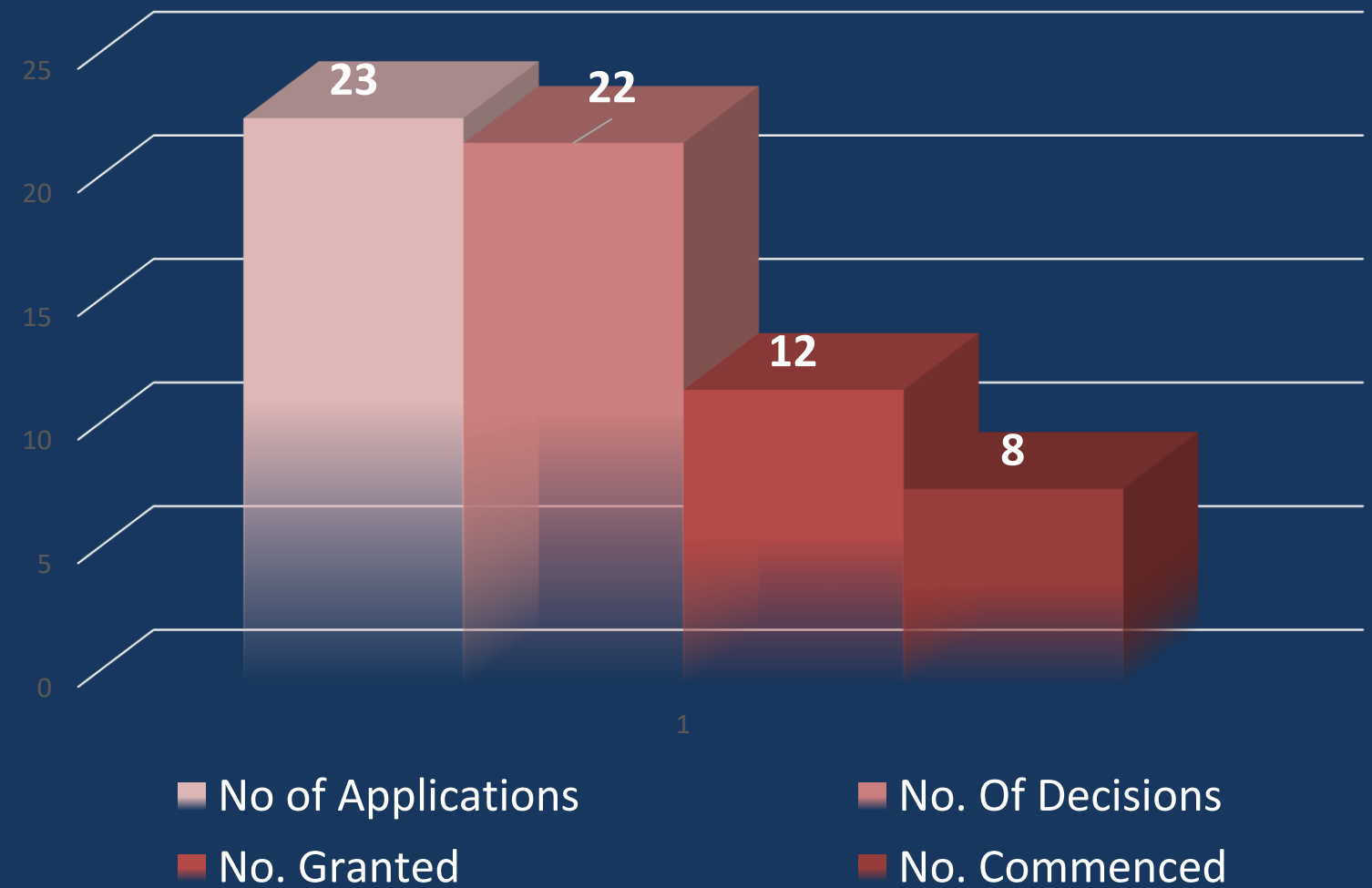


Units Granted: By Application Type



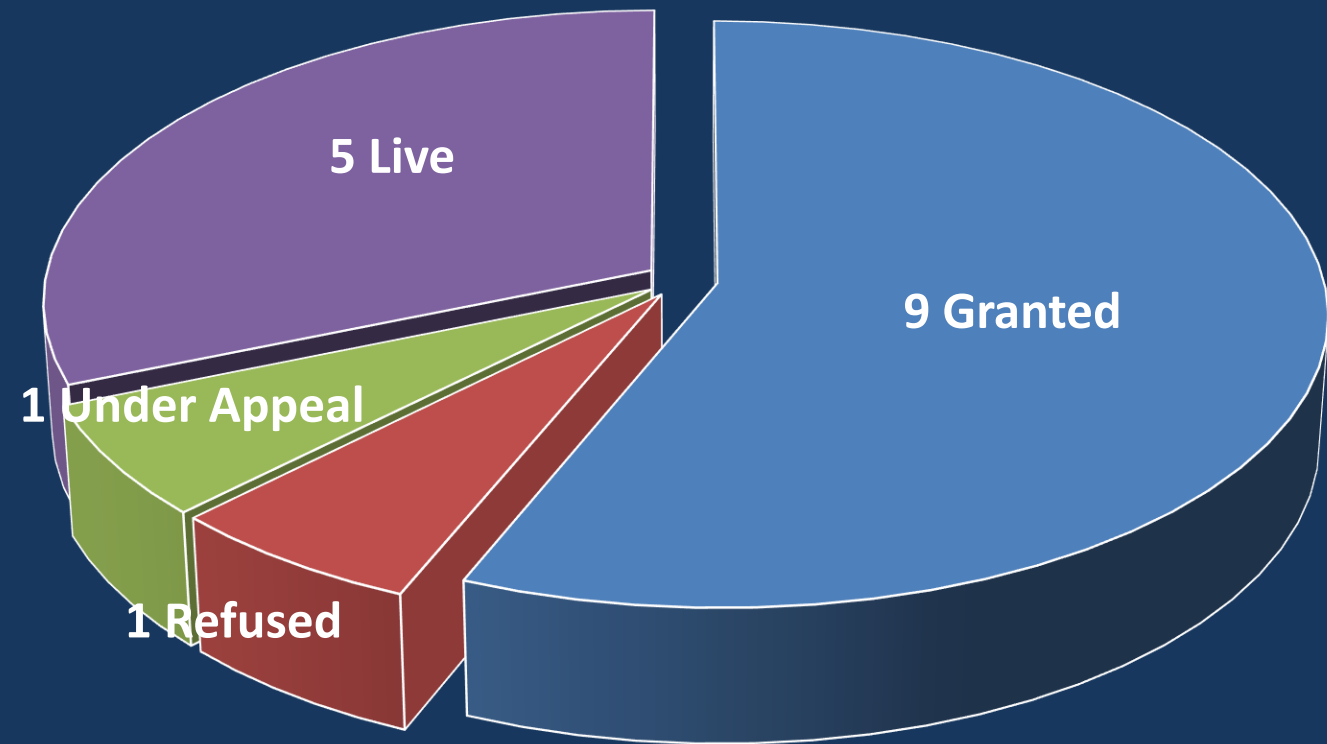
- Large Residential Developments
- Strategic Housing Developments
- Part 8's
- Section 34's

SHD STATISTICS

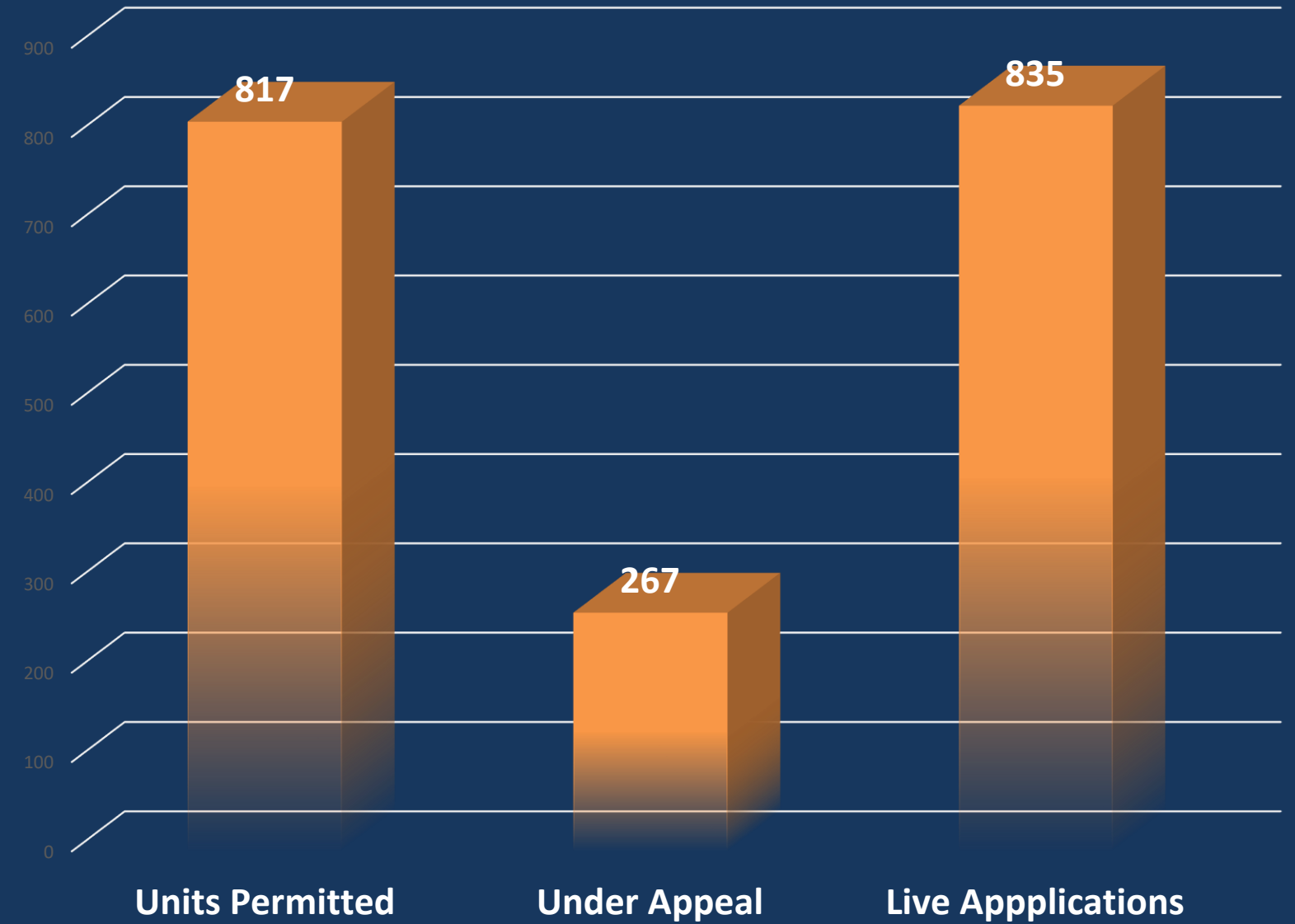


Large Residential Application Figures Commencement Of Legislation

- Granted Permissions
- Refused
- Under Appeal
- Live Applications



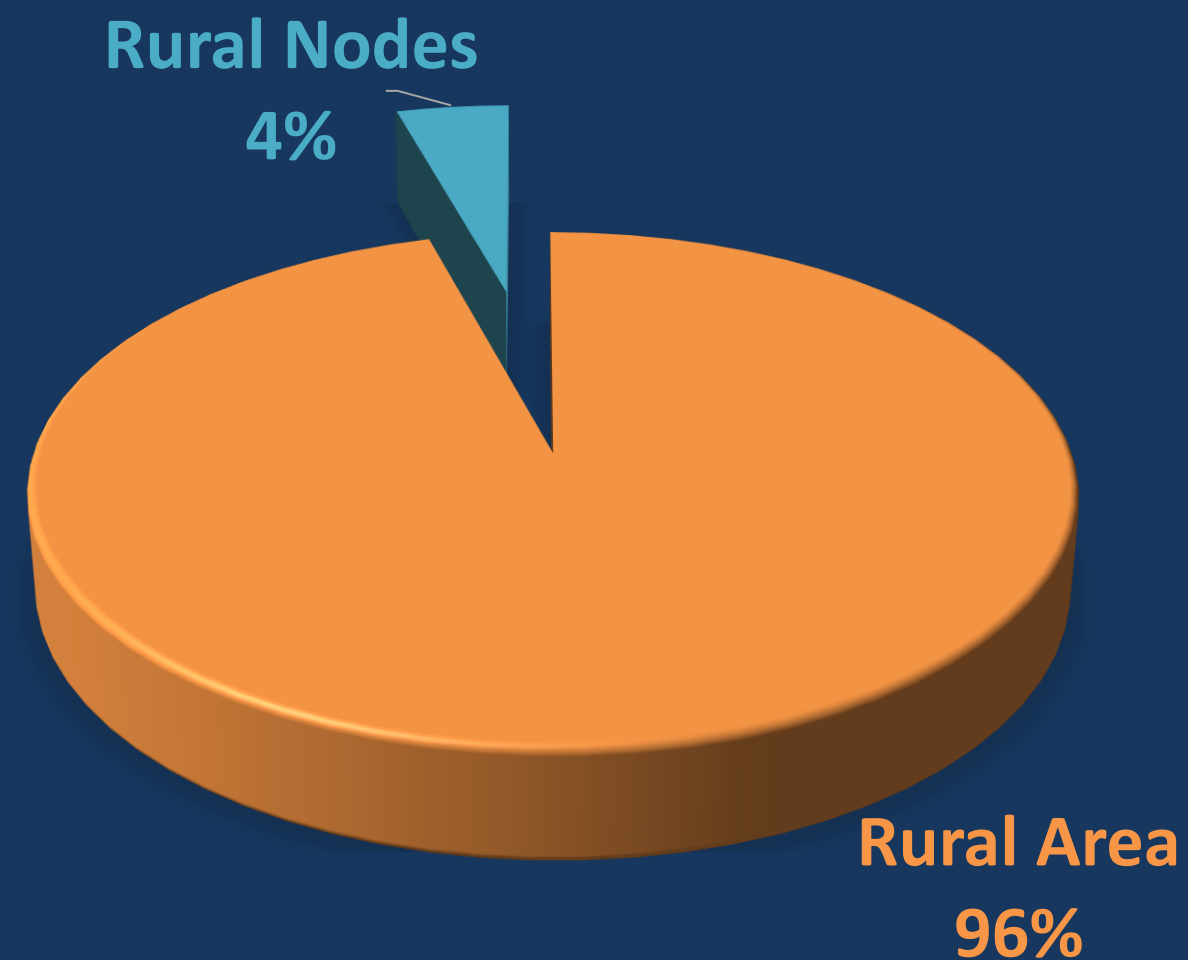
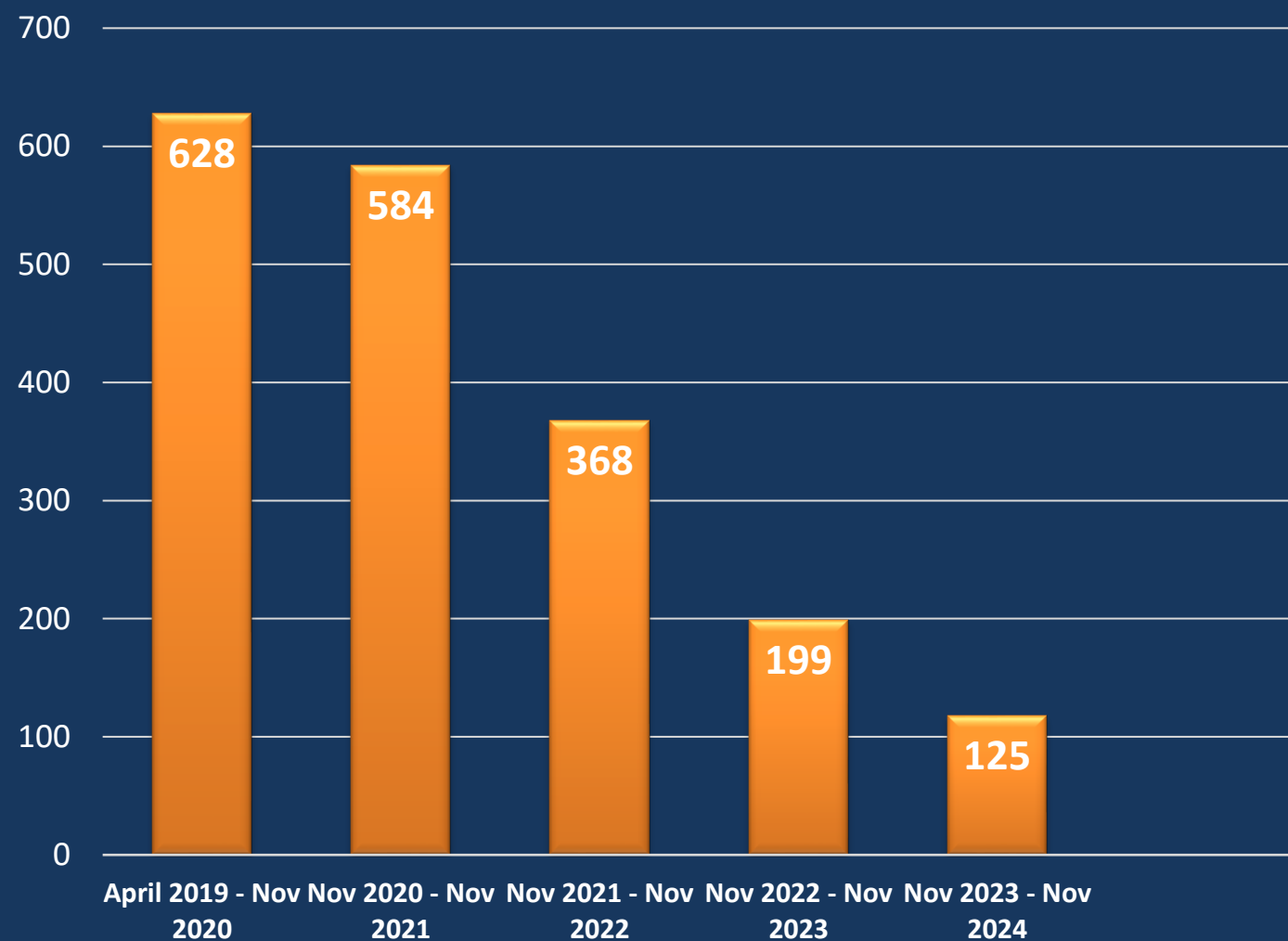
2023/2024 LRD Housing Figures



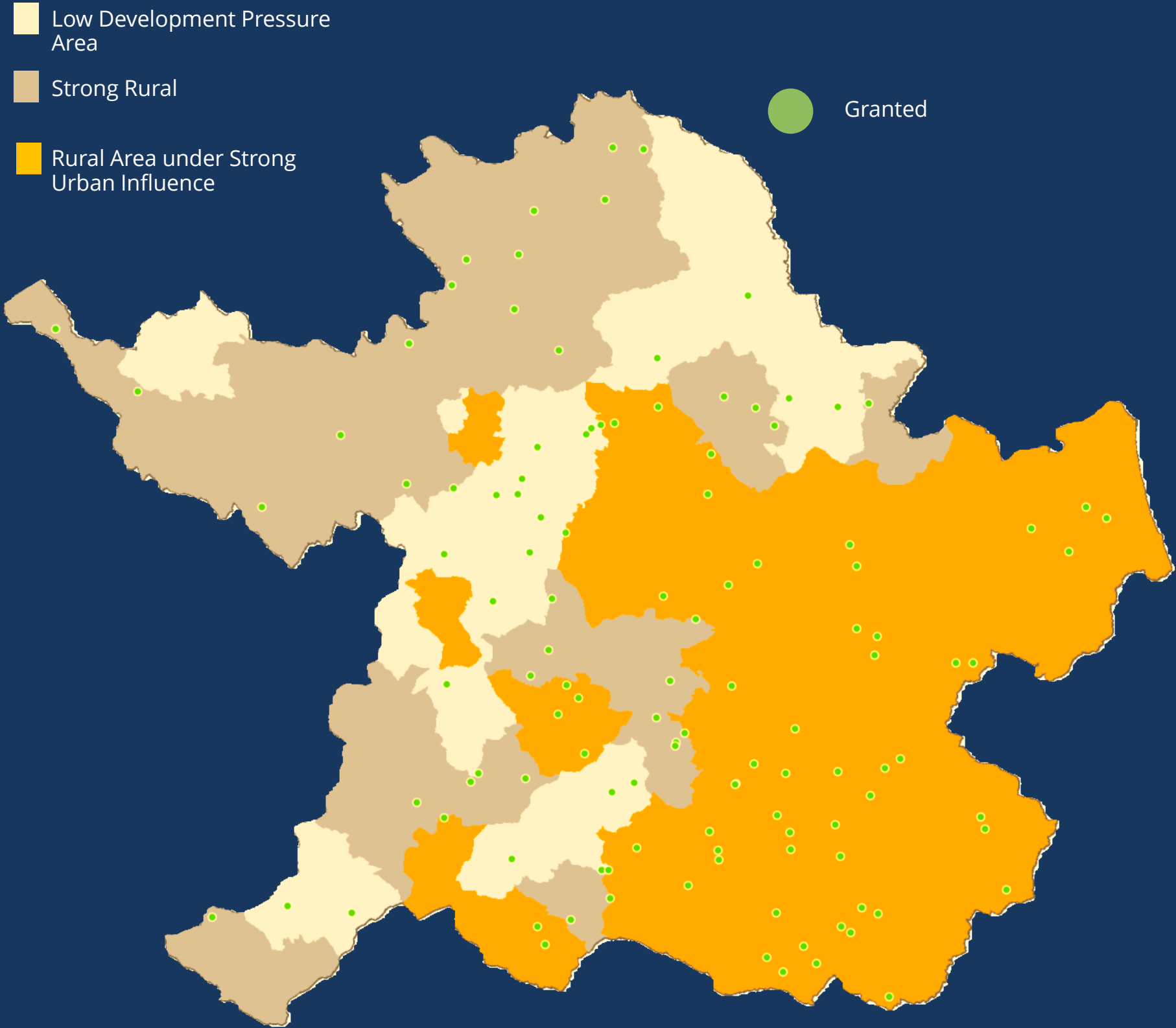
Rural Housing Trends

One-Off Applications Lodged in Rural Nodes

No. of Rural Housing Permissions



Where One-Off Housing Applications have been Granted



One-Off Applications Lodged - Decision Breakdown By Rural Area Type (Total = 279)

Rural Area under Strong Urban Influence (161)



Strong Rural Area (56)



Granted

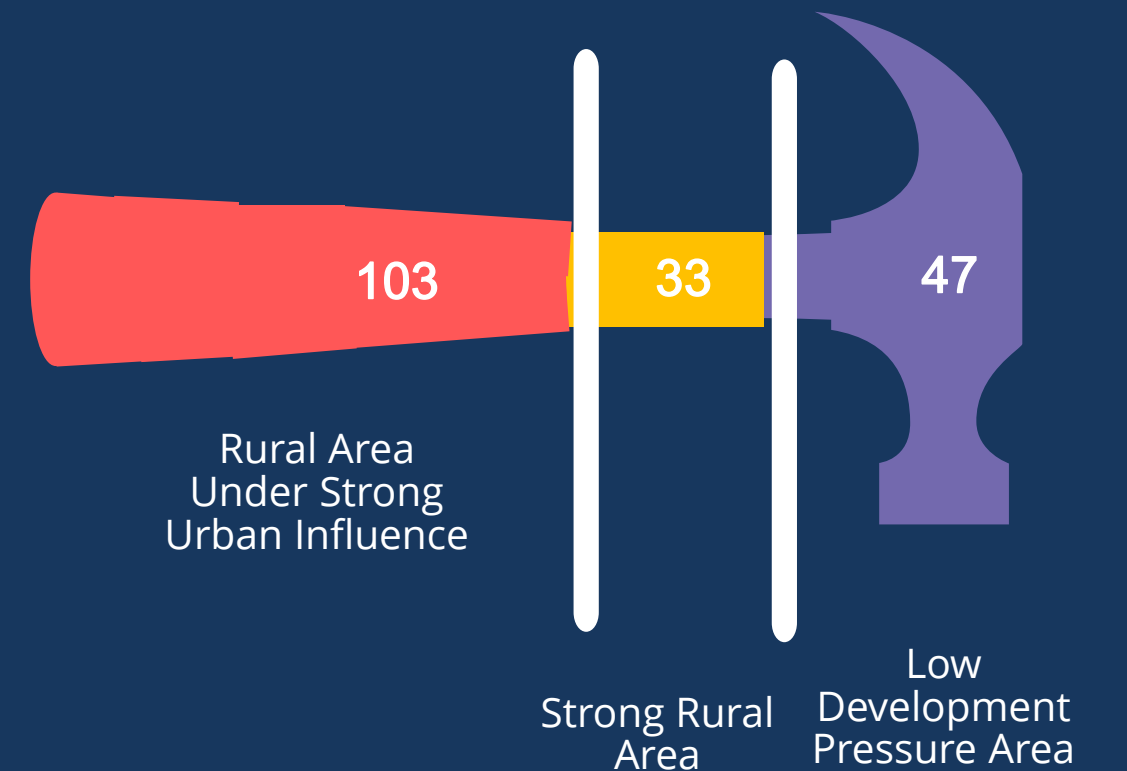
Pending or Withdrawn

Refused

Low Development Pressure Area (62)



One-off Home Completions (Total = 183)



KEY FINDINGS ARISING FROM YEAR 3 MONITORING

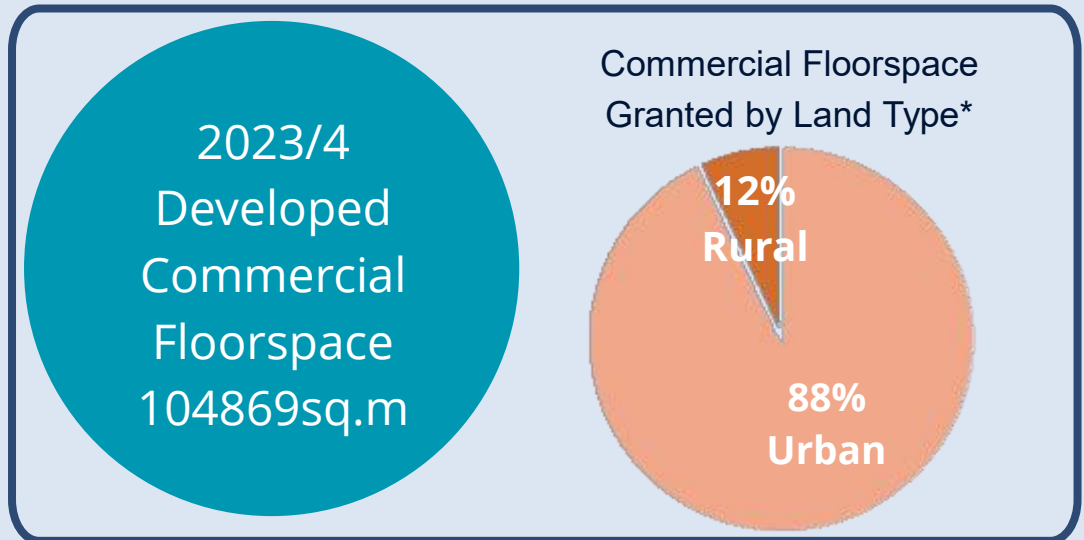
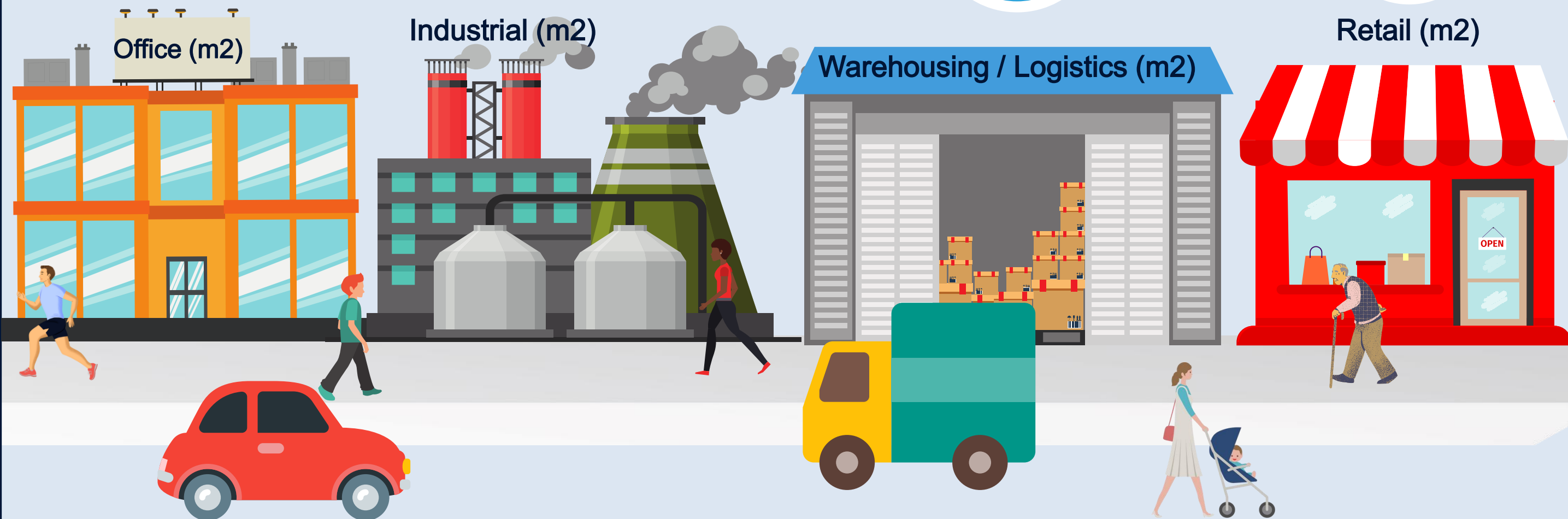
- Over the monitoring period, the Council granted planning permission for 49 multi-unit residential applications on zoned lands.
- While a total of 2,698 residential units were given a final grant of permission, a further 503 units remain under appeal and 201 units are the subject of JR.
- The backlog of applications with An Bord pleanala is reducing at a greater pace than previous years.
- Between Jan 1st 2023 to Dec 31st 2023, a total of 1,637 (1,576 in the National Housing Tracker) units were recorded as completed and occupied within urban and rural areas during Year 3 of the CDP.
- While completions for 2024 are not yet available, CSO records state that 3,334 units have commenced since Jan 2024.
- Construction activity appears to have increased and the waiver of the Development Levy is likely to have significantly influenced this figure.
- Commencement Notices do not necessarily lead to completions.

Commercial Monitoring

Meath recorded the lowest vacancy rate for commercial properties Stock in the country.

Ashbourne, Co. Meath, recorded the most significant year-on-year decrease in its vacancy rate, dropping by 2.2 ppts to 11.1% in Q2 2024, making it the fourth lowest town vacancy rate in Leinster.

Commercial Floorspaces Granted by Year and by Category (m2)



Community Monitoring – Facilities Granted

LSSIF FUNDING ANNOUNCEMENT

Seafield Community Facility

- 8 lane athletics track with floodlights, long jump, high jump and 3G soccer.

Trim Arena - Indoor (dome) athletics facility

St. Colmcille's - 2 new playing full-size grass pitches, and 2 new training/juvenile pitches. Area of very significant demand and population growth. Phased Funding.



All Weather
Playing Pitches
Granted



Medical Centers
Granted



Creches and School
Extensions Granted



PROJECTS DELIVERED

- Kilmainhamwood Community Centre.
- Wilkinstown to Castletown Greenway
- Kilberry Looped Walking Trail
- Holly & Hazel Trail Upgrade
- Kilcloon Community Playground.