

NOTICE OF PROPOSED VARIATION NO. 5 TO THE MEATH COUNTY DEVELOPMENT PLAN 2021–2027 (AS VARIED)

Notice is hereby given pursuant to Section 58 of the Planning and Development Act 2024, as amended, that Meath County Council has prepared proposed Draft Variation No. 5 to the Meath County Development Plan 2021-2027 (as varied)

Reasons for Variation No. 5

This Variation has been prepared to align the Meath County Development Plan 2021-2027 (as varied) with the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025), which were published to give effect to the National Planning Framework-First Revision (2025). In addressing the new housing growth requirements for the county this proposed variation includes the following amendments to the Development Plan:

Proposed Amendment No. 1: Meath County Development Plan 2021-2027 Volume 1-Written Statement

To update the County Development Plan to take account of the National Planning Framework Implementation: Housing Growth Requirements Guidelines published by the Department of Housing, Local Government and Heritage in July 2025 and issued under Section 28 of the Planning and Development Act 2000, as amended.

Proposed Amendment No.2: Meath County Development Plan 2021-2027 Volume 2-Written Statement for Settlements

In order to ensure consistency with the Written Statement of the Development Plan (Volume 1) and the revised housing targets, the Written Statements for the settlements that contain lands proposed for rezoning are required to be amended as part of this variation. The amendments primarily relate to adjustments to the household allocation for the relevant areas and projected population growth having regard to Census 2022 data and the new annual housing growth requirements for the county as set out in the NPF Implementation Housing Growth Requirements Guidelines 2025.

Proposed Amendment No.3: Meath County Development Plan 2021-2027 Volume 2-Maps for Settlements

In order to ensure consistency with the National Planning Framework and accommodate revised housing targets for the County, it is proposed to amend land use zonings as shown on the County Development Plan Map Sheets. It is also proposed to amend the development/settlement boundaries accordingly to ensure that any lands that have been identified for development within the lifetime of the Plan fall within the development boundary of the relevant settlement.

The proposed rezonings are illustrated individually through updated land use zoning map sheets for the relevant settlements/areas with the proposed variations clearly marked on each sheet. Where no zoning changes are proposed under this Variation, the current map sheets remain in effect.

Lands within the following settlements have been identified for rezoning (Dunboyne, Southern Environs of Drogheda, Navan, Kilcock, Dunshaughlin, Enfield, Bettystown/Laytown/Mornington East/Donacarney/Mornington (East Meath),Duleek, Stamullen, Athboy & Carlanstown)

The Proposed Variation is accompanied by:

- A Strategic Environmental Assessment (SEA) screening determination and SEA Environmental Report pursuant to the European Strategic Environmental Assessment Directive (2001/42/EC) and the Planning and Development (Strategic environmental Assessment) Regulations 2004 (as amended).
- An Appropriate Assessment (AA) screening determination and Appropriate Assessment Stage 2 Report (Natura Impact Report) – pursuant to Article 6(3) of the European Habitats Directive (92/43/EEC); and
- A Strategic Flood Risk Assessment, in accordance with the relevant Section 28 Guidelines
- A Settlement Capacity Audit

Public Display

The proposed draft Variation No. 5 to the Meath County Development Plan 2021-2027 (as varied) will be on public display and available for inspection from **Tuesday 31 March to 4pm Friday 1 May, 2026** online at <https://consult.meath.ie/> and also at the following locations (**during normal opening hours**):

- Meath County Council, Buvinda House, Dublin Road, Navan, Co. Meath, C15 Y291
- Ashbourne Municipal District, 1-2 Killelland Square Upper, Ashbourne, A84 NY73
- Kells Municipal District, Town Hall, Headfort Place, Kells, A82 W2R3
- Laytown/Bettystown Municipal District, Main Street, Duleek, A92 R9KW
- Ratoath Municipal District, Drumree Road, Dunshaughlin, A85 XK20
- Trim Municipal District, Mornington House, Summerhill Road, Trim C15 P2HE

How to Make a Submission

Written observations or submissions regarding **proposed Variation No. 5 amendments only** must be received by **4pm Friday 1 May, 2026**

Submissions should be in **ONE** medium only i.e. online or hard copy and made as follows:

- Online at <https://consult.meath.ie/>

OR

- In writing marked '**Draft Variation No. 5 to the Meath County Development Plan 2021-2027 (as varied)**' addressed to: Senior Executive Officer, Planning Department, Meath County Council, Buvinda House, Dublin Road, Navan, Co. Meath, C15 Y291

Submissions/Observations **must** include:

- Proposed Amendment(s) number as shown in the document
- Full Name and Address of person(s) making submission or observation
- Details of organisation, community group, company which you represent, where relevant.

Please note late or emailed submissions cannot be considered and will be returned.

All submissions/observations will be taken into consideration before the making of the Proposed Draft Variation No. 5. **However, please note that submissions can only be considered if they relate to proposed Draft Variation No. 5. Submissions that do not relate to proposed Draft Variation No. 5 or include proposals for additional or new zonings cannot be considered.**

Submissions or observations will be made available for public viewing on the Council's consultation portal and website, when redacting under General Data Protection Regulations (GDPR) is complete and will also form part of the statutory Chief Executive's Report to be presented to the full Council. You are responsible for ensuring that no vexatious, libelous or confidential information, including confidential information in relation to a third party (in respect of which the third party has not, expressly, or impliedly in the circumstances, consented to its disclosure) is included in your submission. The Planning Authority reserves the right to redact any submission or part thereof.

Meath County Council will treat all personal data you may give as confidential. Data protection information can be found at <https://www.meath.ie/council/your-council/your-data-and-access-to-information/data-protection>