

Socio-Economic Study Dunshaughlin East SHD Dunshaughlin, Co. Meath

On behalf of Rockture 1 Limited

December 2018

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1. Executive Summary

Future Analytics Consulting Ltd (FAC) has prepared this Socio-Economic Study on behalf of Rocktore 1 Limited (a company within The Gem Group), to accompany their planning proposals for development of the application site to the north of **The Willow, Dunshaughlin, Co. Meath** for residential use.

This report describes the socio-economic characteristics of Dunshaughlin, alongside a review of planning pipeline activity for housing and the employment potential of the immediate and connected areas, particularly relating to the M3 *'Economic Corridor'* and the adjacency of Metropolitan Dublin. As a result, an assessment is provided in relation to the appropriateness of the application site for housing delivery at this time, in accordance with policy objectives in both local and national planning policy frameworks.

The evidence presented indicates a population within Dunshaughlin that is primarily characterised by a strong labour force with good access to employment opportunities both locally and within a wider catchment area surrounding the settlement.

Housing delivery in Dunshaughlin has been slow and is not expected to fulfil the targets specified under the current Meath Development Plan 2013-2019 in relation to completed schemes (amounting to approximately 10,000 units across the county according to the Development Plan). This is considered alongside the characteristics of the application site itself, which is strategically positioned on the edge of the existing settlement area and immediately adjacent to key local employment hubs, as well as in close proximity to transport connections that provide access to the surrounding area.

As a result, it is considered that delivery of housing across the comprehensive application site area (as Phase 1 lands) would fulfil the objectives for sustainable growth as described in both the Development Plan and the National Planning Framework (NPF) (February 2018) under Project Ireland 2040, and deliver much needed housing as promoted by the Governments Rebuilding Ireland Strategy.

2. Introduction

2.1 Context

FAC has been appointed by Rockture 1 Limited (a company within The Gem Group) to prepare an evidence base that will support their SHD planning application at Dunshaughlin East, Dunshaughlin, Co. Meath. The planning application relates to the construction of housing, commercial uses, community facilities and associated infrastructure. This report describes the reasoned justification and evidence that has led to the conclusion that housing delivery is required on the site.

This assessment describes the socio-economic characteristics of Dunshaughlin, with a detailed breakdown of population characteristics, including expected growth; alongside consideration of planning approvals in the area.

2.2 Site location

The proposed development site is located in Dunshaughlin, to the north of the R147 / Dublin Road and south east of Dunshaughlin Town Centre. The site currently comprises agricultural lands and lies adjacent to a residential development to the north that is nearing completion and The Willows Phase 1 development, by the same applicants, which is also under construction. To the south and east of the site are green-field areas and to the west is Dunshaughlin Business Park and 'Maelduin' residential estate.

Figures' 2.1 and 2.2 overleaf illustrate the wider landholding of the applicant, in the context of the Dunshaughlin settlement area and wider regional location together with the specific location of the site.

2.3 Proposed development

The proposed development consists of a strategic housing development comprising of 912 no. residential units, a neighbourhood centre, including 2 no. retail units, a café / restaurant unit, a primary healthcare / gym, a community facility and a childcare facility, all associated open space, a section of the Outer Relief Road, internal roads, cycle and pedestrian infrastructure, services and all other associated development.

The 912 no. residential units proposed consist of 504 no. houses (single, two, and three storey with between 2 and 5 bedrooms), 186 no. duplex units (three storey with between 1 and 3 bedrooms), and 222 no. apartments (four and five storey with between 1 and 3 bedrooms).

The proposed neighbourhood centre facilities consist of a childcare facility with a GFA of 1,180 sq.m, a community facility with a GFA of 180 sq.m, 2 no. retail units with GFA of 1,160 sq.m and 220 sq.m, a café / restaurant unit with a GFA of 370 sq.m, and a primary healthcare / gym unit with a GFA of 1,160 sq.m.

The development also includes car and cycle parking, ESB substations, boundary treatment, foul and surface water drainage, attenuation tanks, other services and all other associated development.

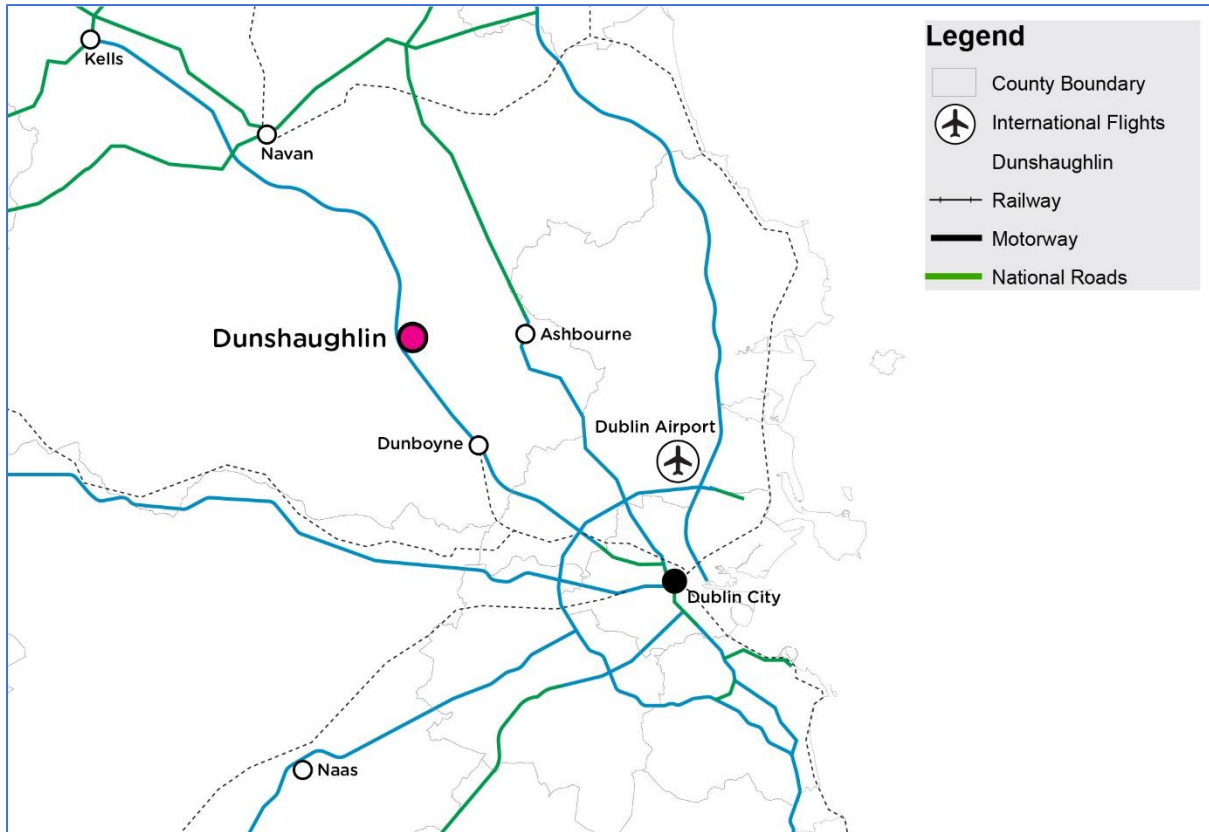
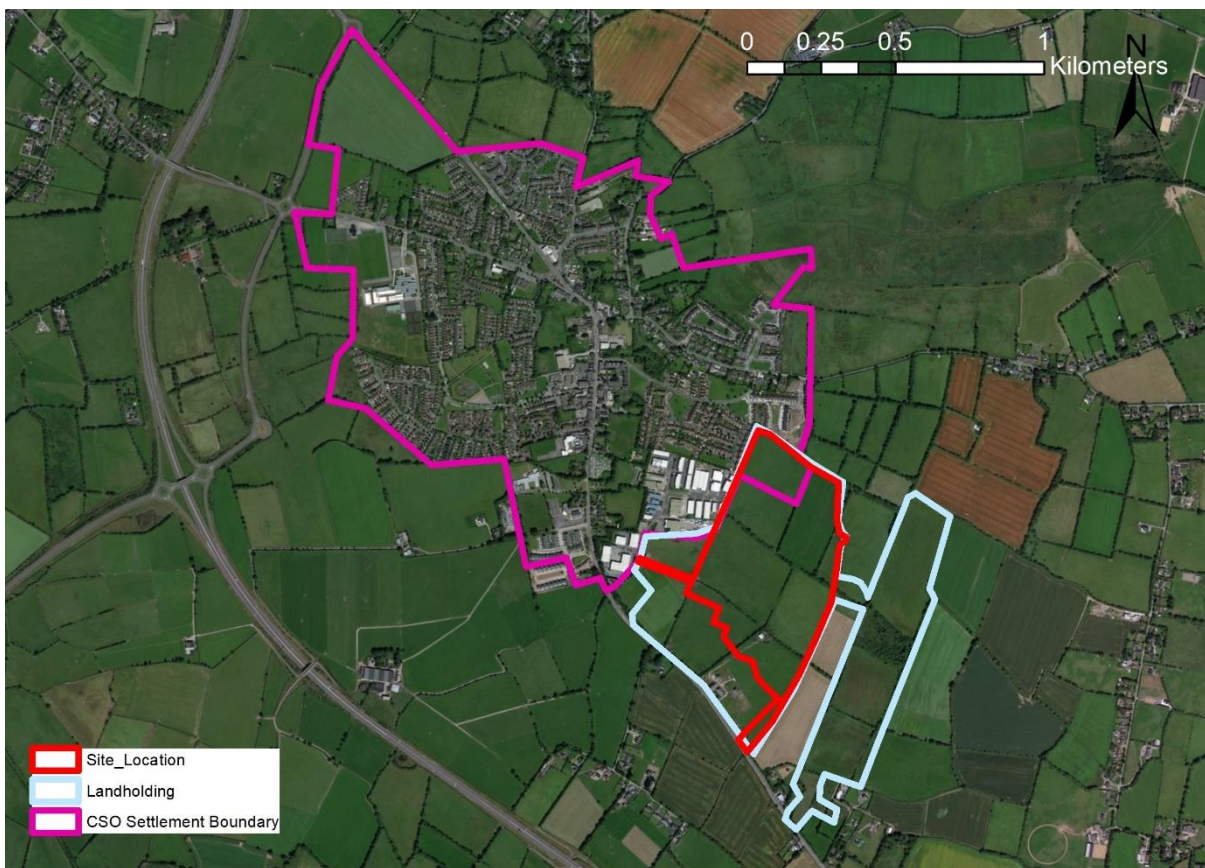


Figure 2.1 (above) and 2.2 (below): Location of Dunshaughlin and application site, including applicant’s wider landholding (Source: FAC maps).



3. Socio-Economic Profile

3.1 Overview

This section provides a profile of the Dunshaughlin Urban Settlement Area, from a socio-economic perspective, drawing on the most recently available statistical information from the 2016 census, FAC projection modelling analysis and other sources. It includes:

- A summary of the socio-economic profile of Dunshaughlin Urban Settlement Area (unless stated otherwise) as informed by the 2016 census results with a particular focus on age, economic status, educational attainment, graduates, industry and workforce; and
- Analysis of a year-on-year projected population in Dunshaughlin Urban Settlement Area with a particular focus on the target years of 2026 and 2031 to align with the ‘*Transitional Regional and County Population Projections to 2031*’ as set out in the “*Implementation Roadmap for the National Planning Framework*” (July, 2018), based on projections undertaken by FAC.

This summary is based upon the comprehensive evaluation of the socio-economic profile for Dunshaughlin (including demographics, labour force and sectoral employment) as defined by the CSO.

3.2 Dunshaughlin Population and Age Profile

By reviewing the population characteristics of Dunshaughlin, it is possible to gain insight into the housing requirements for an area. This is because population and housing are intrinsically linked. An increase in population influences housing by creating demand. Conversely, the availability of housing influences house and rental prices and the number of people and households who can potentially migrate into an area, affecting total population. The household composition of an area will also directly influence the type of accommodation required and the associated demand for homes experienced in the housing market.

According to the 2016 census, the total population of Dunshaughlin was 4,035. Analysis of the data indicates that approximately 52% of the population fell between the ages of 25 and 64 years which would be considered as the primary working years (as illustrated in Figure 3.1 below).

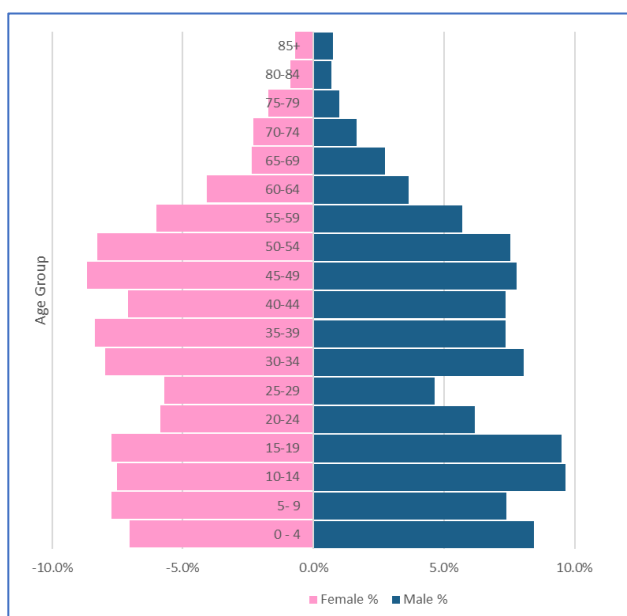


Figure 3.1: Age profile of Dunshaughlin 2016. (Source: CSO 2016 provided by FAC.)

Age dependency measures the proportion of a population that is considered to be in the economically 'inactive' age group of the population. This is relative to the proportion of the population that is considered to be in the economically 'active' age cohort of the same population (i.e. the population between 15 and 64 years of age referred to as the labour force). Economically inactive people are usually considered those who are too young or too old to work. This is often those people under the age of 15 years (i.e. the 'youth dependency' cohort) and over the age of 64 years (i.e. the 'old age dependency' cohort), respectively. In the case of the study area, in 2016 there were 963 people aged under 15 years (almost 24% of the population) and 299 people aged over 65 years or over (just over 7% of the population). Combined, this was a total of 1,263, equal to 31% of the total population of Dunshaughlin.

The 'youth dependency' ratio is calculated as 0.34 and the 'old age dependency' ratio as 0.10. The total combined dependency ratio stands at 0.44 (see Table 3.1 below), the dependency ratios are significantly lower for Dunshaughlin than they are for the State as a whole, other than the youth dependency which at present is higher in Dunshaughlin. The total dependency in the area is also less in Dunshaughlin than for the State (which has a ratio of 0.53). This is evidence that the population of Dunshaughlin can be characterised by a strong economic and employment base.

The high 'youth dependency' will relate to the need to accommodate future jobs and housing in the area, with it necessary to account for the large youth population in future job generation. Without the creation of future economic growth in the area, this sector of the population may be lost (i.e. potentially leave the area on a permanent basis) in the search for employment opportunities outside of Dunshaughlin and / or Meath.

Table 3.1: Age dependencies for Dunshaughlin and State 2016. (Source: CSO 2016 provided by FAC.)

Dependency Category	Dunshaughlin Urban Settlement Area	State
Youth Dependency	0.34	0.32
Old Age Dependency	0.10	0.20
Total Dependency	0.44	0.53

Approximately 69% of the population were between the ages of 15 and 64, which can be considered as representing the 'labour force' for the area, which does represent a strong labour force presence. This large cohort are the economy's key drivers, and their importance cannot be understated. Having a substantial proportion of a population fall within this large grouping is vital to an economy, no matter what the scale. It is, therefore, important that this age group have access to suitable housing in Dunshaughlin.

Future accommodation provision within Dunshaughlin should, therefore, be cognisant of this, with adequate provision of homes that are 'fit for purpose' and fulfil the needs of this demographic. This will include the provision of family housing to support youth dependents and housing in close proximity to economic hubs/economic corridors; or with good connectivity to economic hubs, which are central to employment provision.

3.3 Industries

According to census 2016 for Dunshaughlin, 59.80% (1,838 people) stated they were working. This compares to 5.80% (159 people) who were listed as ‘unemployed having lost or given up a previous job’ (see Table 3.2 below).

Table 3.2: Principle Economic Status for Dunshaughlin. (Source: CSO 2016 provided by FAC.)

Principal Economic Status	Total
At work	60%
Looking for first regular job	1%
Unemployed having lost or given up previous job	6%
Student	15%
Looking after home/family	7%
Retired	10%
Unable to work due to permanent sickness or disability	2%
Other	0%
Total	100%

In comparing these figures at both County and National level, the population of Dunshaughlin has more people employed per percentage of total relevant area population than that of Meath and Ireland, indicating that there are positive economic opportunities for the population of the area. Specifically, Dunshaughlin has an employment rate of 59.80% in comparison to Meath at 57.00% and Ireland at 53.40% at present. In percentage terms, the number of students making up the population within Dunshaughlin is also higher than the State and county, with 13.40% in Dunshaughlin, compared to Meath at 10.90% and Ireland at 11.30%. Retaining this emerging proportion of the population within the area could have a significant influence on future economic growth and potential in Dunshaughlin and Meath as they become economically active.

This highlights the need for housing in the area to support the economically active population. This also demonstrates that the population of Dunshaughlin currently have good access to employment opportunities. When identifying the location of potential future housing, the location of employment opportunities should be a key factor, ensuring good access to economic opportunities continues.

Census 2016 data indicates that the population of Dunshaughlin works in a wide range of industries, illustrated in Figure A.1.1 of Appendix 1. The type of industries that a population is skilled in, can often influence an industry’s decision to locate to an area.

‘*Commerce and trade*’ is the single largest industry of employment within the study area in 2016, with 26.90% of workers in this sector (495 actual). 23.20% of the working population (427 actual) were noted as working in ‘*professional services*’, making it the second highest cohort category.

3.4 Educational Profile

Educational attainment levels provide a very insightful indicator to determine the skillset and employability of a particular workforce or population, with higher levels often resulting in, and the ability to command, higher salaries.

Based on 2016, in total, 2,420 people from within the study area have completed their education. There were 70 people who did not state their educational attainment level, leaving 2,339 who did. Of the overall total, there were 21.40% who ceased their education at upper secondary school level, while 5.50% exited the education system at primary school level. 0.50% stated that they have no formal education at all. The 2016 census records reveal the educational attainment rate in Dunshaughlin is higher than for the county (this is illustrated in Figure A.1.2 of Appendix 1 of this report). In Dunshaughlin, 47.40% of individuals that have completed their education had achieved the National Framework of Qualifications (NFQ) Level 6 (Higher or Advanced Certificate) or above. The county average for this level of educational attainment is 39.30%.

Like educational attainment, graduate attainment by field of study provides a very useful indicator to determine the skillset and employability of a particular workforce or population.

Again, based on 2016, in total, 2,420 people from within the study area have completed degree level education. There were 951 people who did not state their graduate study area, leaving 1,469 who did. Of the overall total, there were 18.10% (439 actual) who graduated with *'Social Science, Business and Law'*, with *'Engineering, Manufacturing and Construction'* second most numerous with 11.36% (275 actual). This is illustrated in Figure A.1.3 of Appendix 1.

It is important that future housing provision accommodates this sector of the population who might otherwise be forced to leave, taking their valuable skillsets with them. Accommodating this demographic both in relation to housing and employment opportunities will significantly influence future economic growth in both Dunshaughlin and Meath.

3.5 Catchment Workforce

Using census 2016 data, the catchment workforce for the Dunshaughlin (based upon the Electoral Division Area as illustrated in Figure 3.2) has been reviewed (see Table 3.3). This provides an indicator of where the local population are working and the level of external movement from the area to access employment opportunities.

At present, there are 1,411 people living and working within Dunshaughlin on a daily basis (including those working from home), which accounts for almost 35% of the total working population. County Dublin, i.e. Metropolitan Dublin, is the largest employer for people living in Dunshaughlin, with 1,512 people working in this location and accounting for 37.5% of the total population in the area. (Figures for catchment workforce based upon the Electoral Division area with a total population of 5,840 and distinct to the Urban Settlement Area).



Figure 3.2: Map of Dunshaughlin Electoral Division Area. (Source: FAC mapping.)

Table 3.3: Commute inwards and outwards of Dunshaughlin including children at school. (Source: CSO 2016 provided by FAC.)

Location of Work	Total Employees
Living and working in Dunshaughlin	1,274
Living in Dunshaughlin working in Co. Meath	485
Living in Dunshaughlin working in Co. Dublin	1,512
Living in Dunshaughlin - no fixed place of work	268
Living in Dunshaughlin - rest of the country	191
Living in Dunshaughlin - working in NI	3
Living in Dunshaughlin - working from home	137
Total	3,870

The data shows that 2,358 people leave Dunshaughlin on a daily basis for either work, school or college (based on the POWSCAR data¹). This highlights the high numbers of people who leave Dunshaughlin on a daily basis, impacting the extent that the local population contribute to local economic growth. However, alongside the population leaving Dunshaughlin, are a significant number of people residing outside of the area travelling into Dunshaughlin for work on a daily basis.

In relation to the number of people entering Dunshaughlin on a daily basis for work, school or college, the number exceeds the proportion of the population leaving Dunshaughlin for Dublin on a daily basis.

¹ This data is built using results from the ‘Place of Work or School Census Anonymised Results’ (POWSCAR) Census 2016 based on the Electoral Division Area of Dunshaughlin.

Appendix 1, Table A.1.1 provides further detail of the locations that the 1,809 people² who enter the settlement come from. The significant number of people commuting into Dunshaughlin for work and education, indicates that there is potential demand for housing within the existing workforce catchment for the area. Whilst the majority of those commuting into Dunshaughlin reside in Meath, a significant proportion also reside in County Dublin.

3.6 Future Population and Labour Force Projections (2026 and 2031)

In order to assess the future needs for the settlement area, a population projection has been undertaken by FAC. This projection is done year-on-year with two primary focus years of 2026 and 2031, assessing age profile and labour force to achieve a comprehensive overview of the future employment demand in the settlement area. This review can be used to inform the need for additional homes and workspace for the growing population.

A demographic cohort analysis of the study area was undertaken by FAC using the Cohort Component Mode (CCM) methodology. CCM is a best in-class method for population projection world-wide and is the basis of the CSO projections. It considers population growth according to age specific levels, changes in fertility, mortality and migration over time. Utilising this method, the population of the study area has been projected forward to the focus years of 2026 and 2031.

Based on the projection outputs, the population for Dunshaughlin is expected to grow by a minimum of 15.78% between 2016 and 2026 and a minimum of 24.28% between 2016 and 2031, reaching a total of 5,015 (as a minimum). The younger (under 15 years) age cohorts are expected to decrease over this period from 24% to 18% and the older (65 years and older) age cohorts are expected to increase from 7% to 15%. This is in keeping with national projections for an aging population in future. The largest age cohort 15-64 years is expected to increase absolutely to 3,370 persons (by approximately 21% on 2016 levels); however, as a proportion of the population it will decrease from 69% of the total population to 67% (as set out in Table 3.4 overleaf).

These projections should be considered as a minimum forecast, with larger population growth possible with the improved connectivity of Dunshaughlin through the Navan Railway Line. Enhanced population growth is also expected as a result of increased housing supply alongside employment opportunities. It should also be noted that these population growth figures do not account for the 'headroom' allowance that is applied in National and Local Planning Policy documents. For example, to account for the possibility of higher net in-migration over the period to 2040, an allowance is made in the NPF to enable ambition and flexibility in planning for future growth. This means that full achievement of the targets set out in the NPF would accommodate approximately 25% above ESRI baseline projections. As a result, it is fully expected that the population projection will be surpassed by the actual population growth that will be experienced in Dunshaughlin.

In summary, the total population of the study area is expected to reach a minimum of 5,015 by 2031, with this representing a conservative estimate that is expected to be surpassed by actual growth in the area as a result of specific local characteristics. In any case, this conservative estimate amounts to approximately a 24.28% increase on the recorded population in 2016, or an additional 980 people. By any measure, a 24% increase (as an approximate minimum figure) in population over a fifteen-year period is substantial, and this highlights the need for associated housing supply to accommodate these people.

² Based upon the Electoral Division Area of Dunshaughlin.

Table 3.4: Age Cohorts from Census 2016 and Projected Population for 2026 and 2031 in numbers and percentages. (Source: CSO 2016 and FAC 2018).

Age Categories	2016		2026		2031	
	Total	Total Percentage	Total	Total Percentage	Total	Total Percentage
Aged 0-14	963	24%	882	19%	866	18%
Aged 15-64	2,773	69%	3,195	69%	3,287	67%
Aged 65+	299	7%	544	12%	757	15%
Total	4,035	100%	4,621	100%	4,910	100%

3.7 Conclusions of the Socio-Economic Profile of Dunshaughlin

It is evident from the socio-economic assessment carried out as part of this report and from the working population and commuter catchment of Dunshaughlin, that the settlement area is an important economic hub in the region. The urban centre offers employment to both the residents of the settlement area and the wider Meath area and beyond.

A large proportion of Dunshaughlin's population has a higher education and higher-level employment roles in comparison to County Meath. This indicates the presence of a skilled, educated and high value-added labour force.

According to the 2026 and 2031 projections, the settlements area's primary working age cohort (24-65 years) is expected to grow during the period. Therefore, the provision of appropriate employment opportunities, is vital in order to support and enable this continued growth.

The projected age profile of Dunshaughlin shows a growth in the actual number of persons in the age cohort of working age. In light of this population projection, and the skilled workforce already located in the area, it is evident that there will be growing demand for housing units to accommodate this sector of the population in Dunshaughlin. The evidence provided in this assessment, based on the 2016 census and the projections for the focus years 2026 and 2031, shows an expected population growth in Dunshaughlin and indicates a future increase in employment demand and in turn demand for housing.

4. Land Use Zoning

The Meath County Development Plan 2013-2019 (adopted 2012) describes the land use zoning of the site. This indicates that the majority of the site is located in an area covered by zoning objective A2 ‘New Residential’ with the objective ‘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’. An extract of the zoning map and permissible uses from the Meath County Development Plan 2013-2019 for A2 lands is included below.

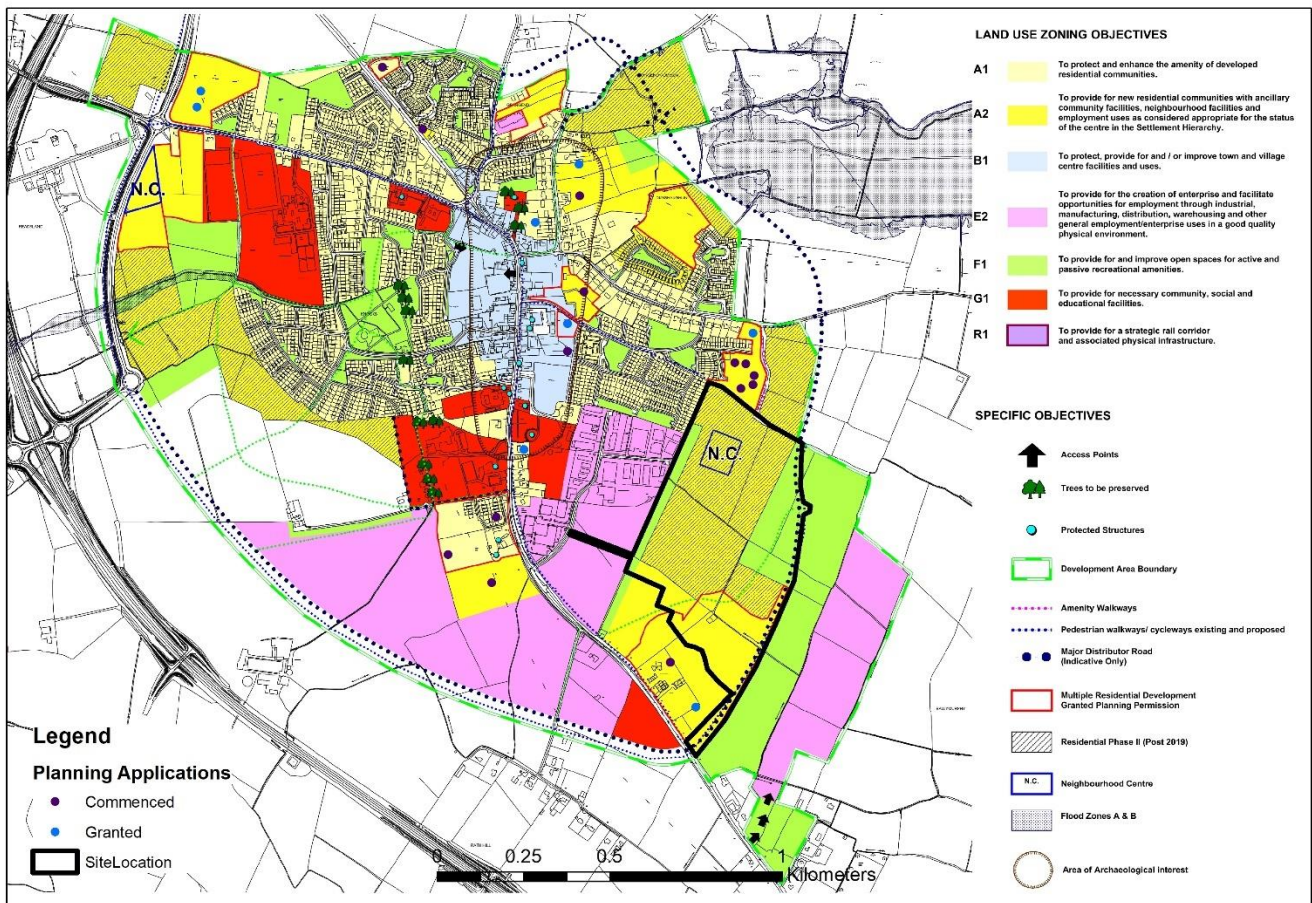


Figure 4.1: Extract from Zoning Maps, Meath County Development Plan 2013-2019, site location outlined in black line. (Source: Meath County Development Plan 2013-2019 extracted by FAC).

Table 4.1: Permissible and Open for Consideration Uses for A2 lands. (Source: Meath County Development Plan 2013-2019 extracted by FAC).

Zoning Objective A2	
Permissible 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	

The site includes within this residential zoning, lands identified as suitable for development in both the pre-2019 period and post-2019 period (categorised as ‘Phase II’ lands).

The Plan notes that those lands identified as Phase II residential are not intended for release as part of redevelopment under the life of the 2013-2019 Development Plan. It is, however, specifically indicated that the intention is that these lands come forward in the post-2019 period.

A portion of the eastern part of the site is zoned for open space. Within the northern part of the site, a specific objective for a neighbourhood centre is indicated, as well as proposed pedestrian walkways / cycleways and a major distributor road along the eastern edge of the site.

The site forms part of a larger landholding, primarily zoned for residential, employment and open space, with an access point indicated to the south of the landholding. The areas within the wider landholding but located outside of the application site area, are zoned E2 ‘General Enterprise and Employment’ with the 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’. An extract of the permissible uses from the Meath County Development Plan 2013-2019 for E2 lands is included below.

Table 4.2: Permissible and Open for Consideration Uses for E2 lands. (Source: Meath County Development Plan 2013-2019 extracted by FAC).

Zoning Objective E2
Permissible Uses
Agri – Business, Bring Banks, Builder’s Providers, Car Park (incl. Park and Ride), CHP / Waste to Energy Facilities, Domestic Fuel Depot, Energy Installation, Enterprise & Business Start Ups, Enterprise / Training Centre, Factory Shop, Furniture Showroom (only where product displayed is manufactured on site), Go Kart Track, Industry – General , Industry – Light, Heavy Vehicle Park, Logistics, Mart / Co-op, Motor Repair / Servicing, Plant & Tool Hire, Recycling Facility (Civic & Amenity), Science & Technology Based Enterprise, Telecommunication Structures, Transport Depot, Warehousing, Water Services / Public Services.
Open for Consideration Uses
Abattoir, Car Dismantler / Scrap Yard, Childcare Facility, Construction & Demolition Waste Recycling Facility, Garden Centre, Leisure Facilities, Motor Sales, Offices 100 – 1,000 sq. m., Petrol Station, Restaurant / Café, Veterinary Surgery, Waste Recycling / Transfer / Sorting Centre, Wholesale Warehousing / Cash and Carry.

The following sections of this report consider the available supply of housing and employment uses relative to the site, as well as the implications of the phasing designation over the lands.

5. Housing Development Pipeline / Emerging Schemes

The Meath County Development Plan 2013-2019 describes the housing allocation for the county. This identifies that:

“In line with RPG targets, the Housing Strategy notes that, on the basis of 15,613 units being required between 2013-2019, a further 8,327 units will be required between 2020-2022. It is therefore prudent to provide sufficient zoned land for 23,940 units (the expected demand arising within the Development Plan period of six years and for the equivalent of 3 years beyond the date on which the current plan ceases to have effect) and make allowance for this in the household allocations to each settlement.” (Source: Page 11 of the Meath County Development Plan 2013-2019).

However, taking into account the 10,998 units³ granted permission but not yet commenced (committed units) the housing allocation for the lifetime of the Development Plan is 12,942 for the entire county. The plan also recorded that the number of committed units was 10,998 in November 2011 and 10,357 in December 2014. The relative slow reduction in the number of committed units indicates that whilst planning permission has been granted for a substantial number of units in Meath during the early part of the plan period, a very limited number of these were being constructed.

The housing allocation is broken down into the various town and village locations in the county. Below is an extract from ‘Allocated and Committed’ Units as per the 2 year Review contained in the County Development Plan Progress Report, December 2014, in relation to Dunshaughlin, from the Meath County Development Plan 2013-2019.

Table 5.1 Extracted from ‘Allocated and Committed’ Units (Source: County Development Plan Progress Report December, 2014)

Committed Unbuilt Units (Nov.2011)	Committed Unbuilt Units (Dec.2014)	Household Allocation 2013- 2019
784	763	319

The number of committed units is influencing the relatively low housing allocation for Dunshaughlin in the plan period of just 319 units. However, the plan indicates a significant number of committed unbuilt units in Dunshaughlin in the early part of the plan period, reflecting the pattern of slow construction activity across the county as a whole.

Table A.2.1 in Appendix 2 describes the planning application activity in Dunshaughlin for new residential development, with the locations shown in the map below in Figure 5.1. In total, 759 dwelling units have extant planning approval in Dunshaughlin, with works commenced to developments containing 638 of the total number of units.

This figure does not reflect the actual number of units commenced on sites. This is because the development may have had a limited number of individual units commence on the site in reality. When looking at the actual number of units commenced on these sites, the figure is 368, reflecting that a significant proportion of the individual units on larger sites are yet to be commenced.

³ Meath Country Development Plan 2013-2019

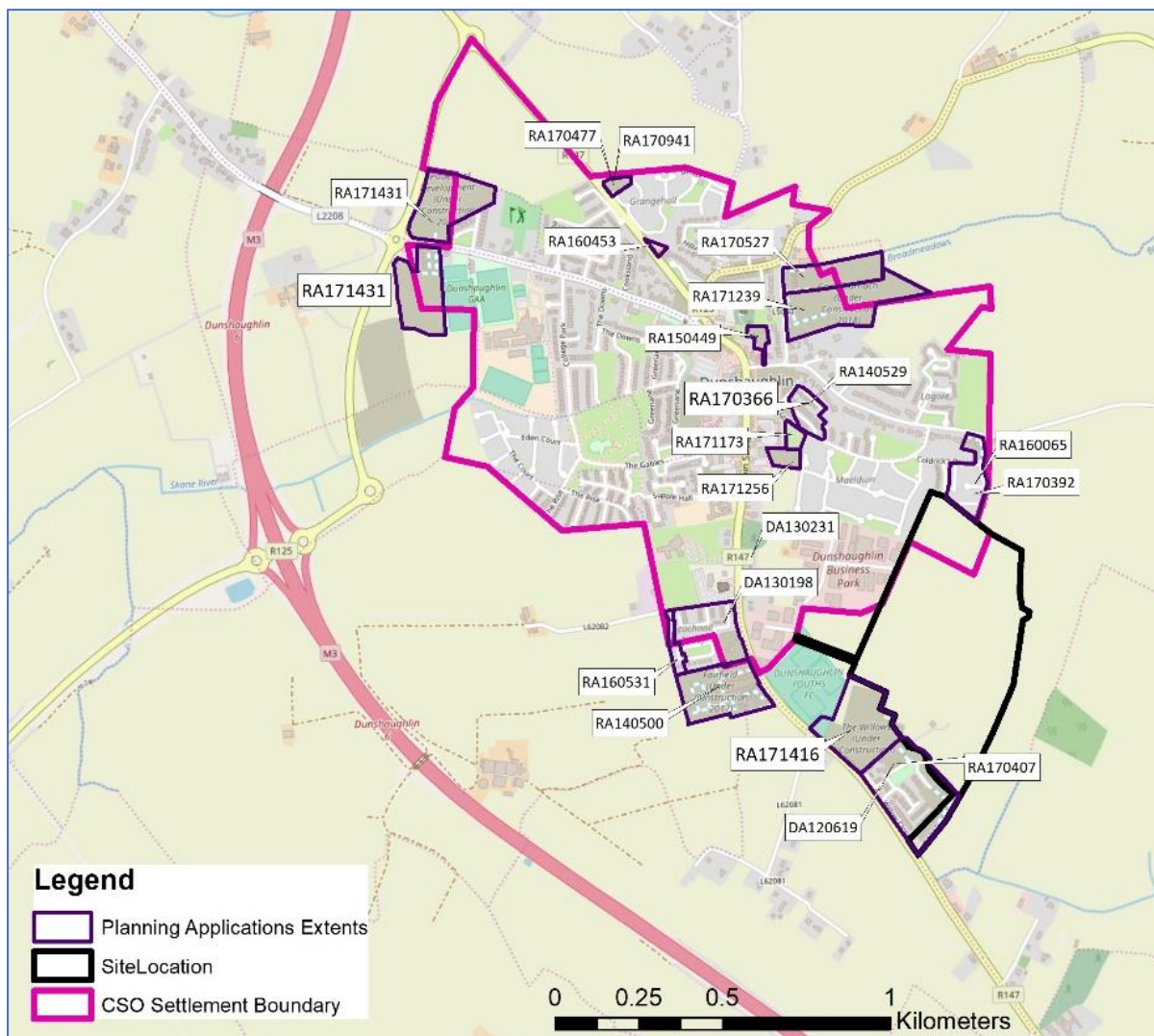


Figure 5.1. Planning pipeline in Dunshaughlin. (Source: FAC maps and data 2018).

The planning pipeline data demonstrates that conclusions regarding future housing delivery in Dunshaughlin are being heavily influenced by the large number of committed units for the area. However, it is evident from actual commencement data that housing delivery in Dunshaughlin is slow in reality and unlikely to translate into delivery of housing on the ground, in accordance with targets specified under the 2013-2019 Plan in that period (i.e. the 763 committed unbuilt units as of 2014 in addition to the housing allocation of 319 units between 2013-2019).

6. Employment Potential

6.1 Planning Policy Context

Dunshaughlin is identified as a ‘Moderate Sustainable Growth Town’ in the Meath County Development Plan 2013-2019. Specifically, it states:

“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.” (Source: Page 46 of the Meath County Development Plan 2013-2019).

It is an objective of Meath County Council:

SS OBJ 11 *“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.”* (Source: Page 47 of the Meath County Development Plan 2013-2019).

The **Meath Economic Development Strategy 2014-2022** identifies Dunshaughlin as an existing employment centre in the County, with the largest employment centre identified as Navan, accounting for almost one quarter of all jobs in Meath. The Meath County Development Plan 2013-2019 categorises Dunshaughlin as a ‘District Employment Centre’ alongside Trim, Kilcock and Ratoath, requiring that these towns provide for the employment needs of their urban area as well as their rural hinterland. The economic strategy for Dunshaughlin, as described in the Plan, seeks to create conditions to attract employment and employers to the town. With the objective 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 reversed, the town will be energised as employment is provided locally and more money is retained in the local economy because of expenditure on goods and services.” (Source: Page 654 of Volume 5: Additional Policies & Objectives for Local Area Plans Dunshaughlin LAP, part of the Meath County Development Plan 2013-2019).

The Plan suggests that ‘Manufacturing’ is the main target sector for Dunshaughlin, but that other sectors will be considered and assessed against the land use zoning objective, appropriateness of their scale and compatibility with the area.

The NPF describes the priorities for the Eastern and Midland Region, of which Meath (and subsequently Dunshaughlin) is apart. The plan states that:

“Mid-East: The strategic location of counties Kildare, Meath and Wicklow, proximate to the Capital, has in part, resulted in significant development in the region characterised by the dominance of Dublin. The Mid-East has experienced high levels of population growth in recent decades, at more than twice the national growth rate.” (Source: Page 33 of the NPF, 2018).

The plan goes on to suggest that housing growth should be primarily based on employment growth, accessibility by sustainable transport modes and quality of life, rather than unsustainable commuting patterns.

The NPF sets out the National Core Principles to guide the delivery of future housing, at every level of governance, including to:

“Prioritise the location of new housing provision in existing settlements as a means to maximising a better quality of life for people through accessing services, ensuring a more efficient use of land and allowing for greater integration with existing infrastructure.” (Source: Page 91 of the NPF, 2018).

National Policy Objective 33 supports this:

“Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale and provision relative to location.” (Source: Page 92 of the NPF, 2018).

The NPF then specifically describes the specific requirements for Ireland’s future homes, including that they:

“Be delivered in our cities and larger towns (where large-scale housing demand exists), where homes and the appropriate supporting services can be delivered more efficiently and effectively at less cost to the State in the long-run.” (Source: Page 92 of the NPF, 2018).

The NPF clearly requires that future housing growth be focused in those areas that can most sustainably provide for the living requirements of a population, with a focus on proximity to existing infrastructure. For Meath, this means that future population growth should be focused close to existing employment centres, which includes Dunshaughlin, which is also well served by physical and social infrastructure.

6.2 Employment Potential in Dunshaughlin

Employment for the population residing in Dunshaughlin is currently characterised by the high commuting levels out of the settlement area and this reflects the situation for the county as a whole. This is despite a significant proportion of in-commuting into Dunshaughlin for work from people residing outside the area.

There are benefits to commuting for some of the population of Dunshaughlin, including access to greater employment catchment areas and wage potential, however, the current level of outbound commuting is so significant that it might be described as a skill drain from the area. The Meath Economic Development Strategy confirms that commuting plays a far greater role in Meath than in any other county in Ireland (outside the capital), with 54% of the working population commuting to work outside the county and 41% of these working in the Dublin Region.

While a level of commuting should be expected and can provide a positive outcome for the local economy in terms of jobs and income into the county, significantly high levels come at a social cost to the population, with time spent away from family, friends and the local community. In addition, the Meath Economic Development Strategy confirms that:

“These Outbound Commuters comprise a highly skilled workforce with high levels of education attainment. At the last census in 2011, over 41% of the outbound commuters had third-level or higher educational attainment.” (Source: Page 24 of the Meath Economic Development Strategy).

According to the 2016 census, the average commute time for the working population in Dunshaughlin is 32.6 minutes indicating that a significant proportion of the population are commuting outside of the town, as well as the county, for work. This commuting is primarily made up of car users, with 73.80% of those commuting by car as either a driver or passenger.

It is, therefore, necessary to consider the employment potential of Dunshaughlin and how this ensures that population growth can be achieved sustainably, in accordance with the objectives of the NPF. As part of this, it is worth noting recent employment growth announcements in the vicinity of the town. This includes an announcement by Shires Pharmaceutical who are opening a new biotech plant near Dunboyne in Piercetown, less than 10 minute-drive from the site, creating up to 400 new jobs.⁴ This is in addition to 800 jobs announced in 2017 in Blanchardstown.

Within the settlement area itself, and directly associated with the site, is an enterprise and employment centre designated under the Meath County Development Plan 2013-2019 and recognised as part of the Dunshaughlin economic strategy as the primary focus of such activity in the town. This employment hub is located to the south east of the Dunshaughlin settlement area and immediately adjacent to the application site. The existing business park supports local jobs and provides an existing employment base that could be relied upon by future populations on the application site. It is estimated that the existing business park has potential to support in excess of 800 full time equivalent jobs⁵. While these are existing jobs, there will invariably be vacancies that could be relied upon by any future population residing in the application site.

Alongside the business park, located either side of the application site, are additional lands zoned for employment under the County Development Plan. It includes around 19 hectares that is currently available for development.

⁴ <https://www.irishtimes.com/business/health-pharma/pharma-group-shire-signs-training-deal-for-dublin-1.3440981>

⁵ Based on an FAC estimate using approximate floor areas and land uses informed by a review of the site.

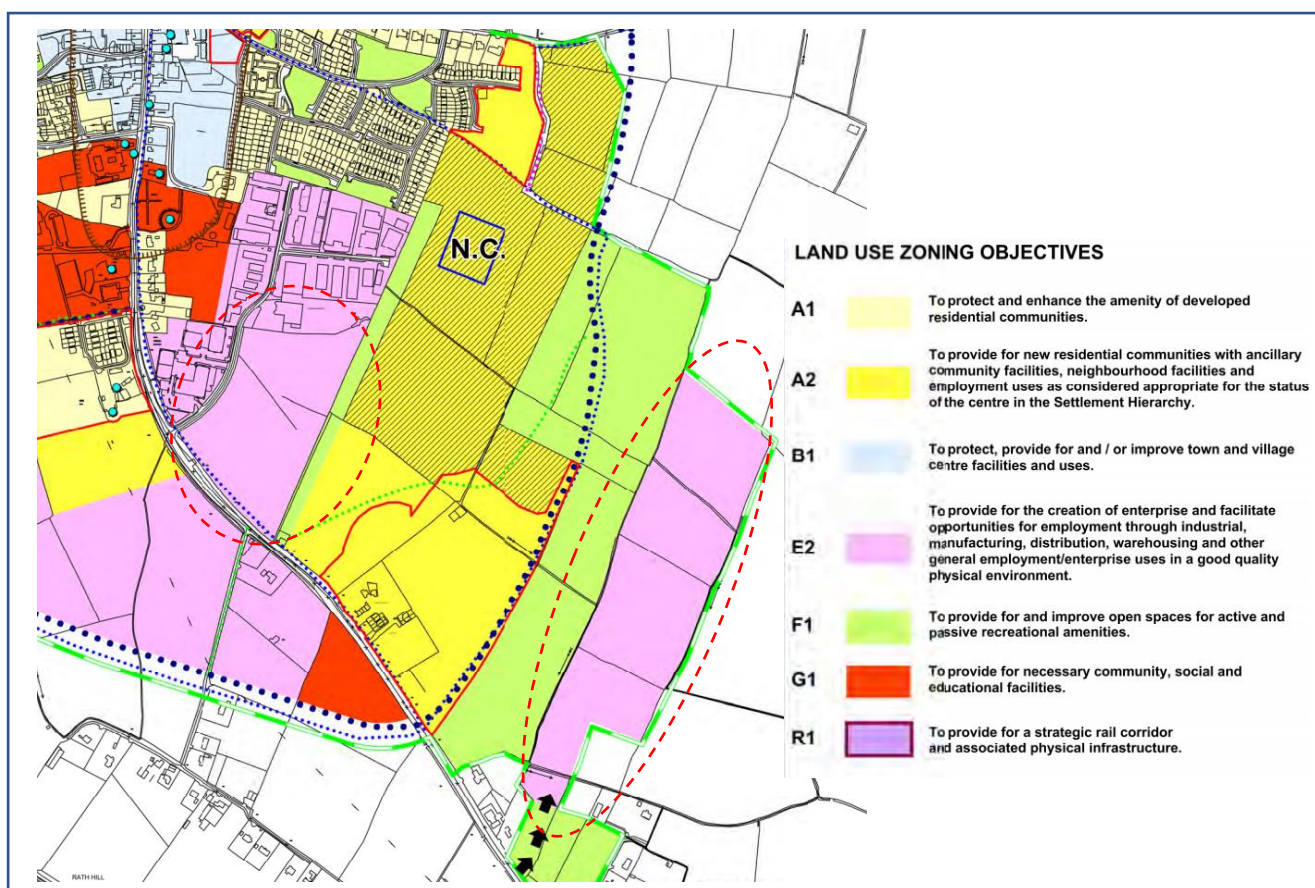


Figure 6.1. Extract from Zoning Maps, Meath County Development 2013-2019, with applicants Employment and Enterprise landholdings highlighted in red dash circles. (Source: Meath County Development Plan 2013-2019 extracted by FAC).

The applicant is the landowner of these lands, formed of the 2 sites highlighted above in Figure 6.1 above, located adjacent to the application site and zoned employment (E2) forming part of the employment and enterprise hub for Dunshaughlin (bordering the R147).

- Site 1 is 6.4 hectares (approx.) bordering the existing Dunshaughlin Business Park to the west of the applicant's proposed residential scheme. This includes playing pitches for Dunshaughlin Youths Soccer Club, which are to be relocated to the north east of the SHD lands in the short-term future;
- Site 2 is 13 hectares (approx.) acres and is located to the east of the application site.

The applicant has undertaken a review of these employment lands and the potential uses they can accommodate. There are on-going discussions with potential stakeholders including Meath County Council Enterprise Section, IDA Ireland and Enterprise Ireland. A masterplan is also being prepared for Site 1 and indicative layouts prepared for Site 2. Plans for the development of these lands are progressing and will be developed further in future discussions with the Local Authority. While the designs for development of these sites is indicative at this stage, the initial design work provides a useful benchmark through which employment density for the lands can be estimated and provide an indication of the future employment potential of the lands.

In order to estimate the economic potential of the wider landholding surrounding the application site, employment densities calculations have been undertaken. This technique has been utilised in projecting future employment land requirements in the UK where the *Employment Densities Guide* (3rd edition 2015) developed by Bilfinger GVA and the Homes and Communities Agency in partnership with industry experts, remains the standard reference guide for employment densities. Owing to the

absence of an equivalent Irish standard, the assessment in this report adopts the methodologies used in the *Employment Densities Guide* for assessing employment densities for the areas zoned E2 adjacent to the application site within the larger landholding controlled by the applicant.

Taking the indicative layouts that have been prepared for the employment and enterprise lands within the applicant's control; and using the method described above, it is estimated that approximately 1,253 full time equivalent jobs can be provided on the lands located either side to the application site. This is on the assumption that approximately 56,392sqm (gross) / 45,114sqm (net) floorspace could be accommodated in those lands for industrial and manufacturing use. An industrial and manufacturing use is in keeping with the zoning for the area and in accordance with the economic strategy for Dunshaughlin described by Meath County Council.

Figure 6.2 below, illustrates the applicant's landholding alongside the application site, with indicative layouts for development of employment uses.

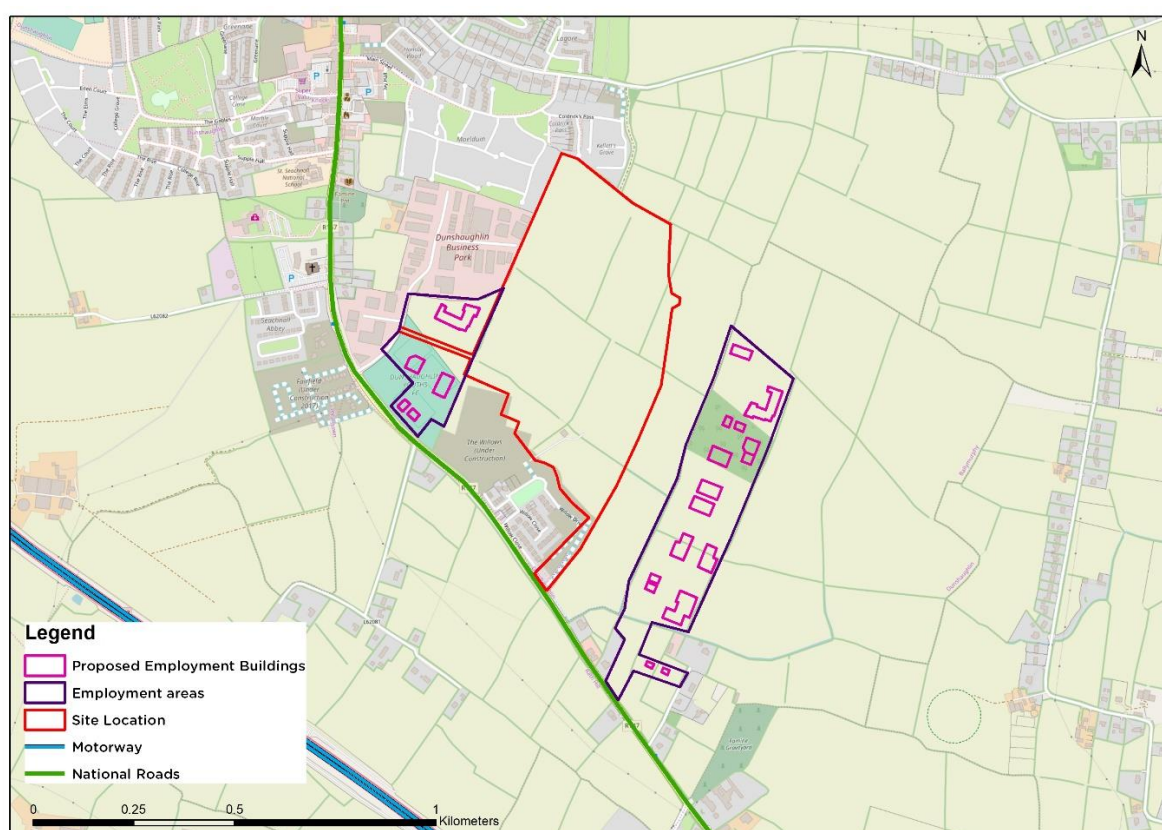


Figure 6.2: Indicative layouts for employment and enterprise lands located adjacent to the application site. (Source: FAC 2018).

This is a significant number of jobs that would be located immediately adjacent to the application site and allow for the creation of live / work synergies between the employment and residential lands. As a result, the principles of sustainable development would be embraced by the proposed development for residential use on the application site, located adjacent to these employment lands. This is specifically in relation to short commute times and encouraging walking between the proposed employment and residential uses, rather than reliance upon the private car.

6.3 Employment Potential in Meath

The Meath County Development Plan 2013-2019 recognises the core strategic development centres in the county, with Navan, Drogheda and Dunboyne highlighted as the three strategic locations for

growth. As part of this growth, the county council recognises potential for between circa. 2,500 and 4,600 additional jobs immediately accessible to the application site from the M3, with the Dunbooyne area highlighted as playing a significant role in enhancing the competitive advantage of the county.⁶ The M3 Motorway, railway line to Dunbooyne and M3 Parkway Park and Ride facility have enhanced the connectivity of the area, providing strong transport linkages between the key growth towns in the county, as well as to the greater Dublin Area and Eastern and Midlands Region (see Figure 6.3 below).

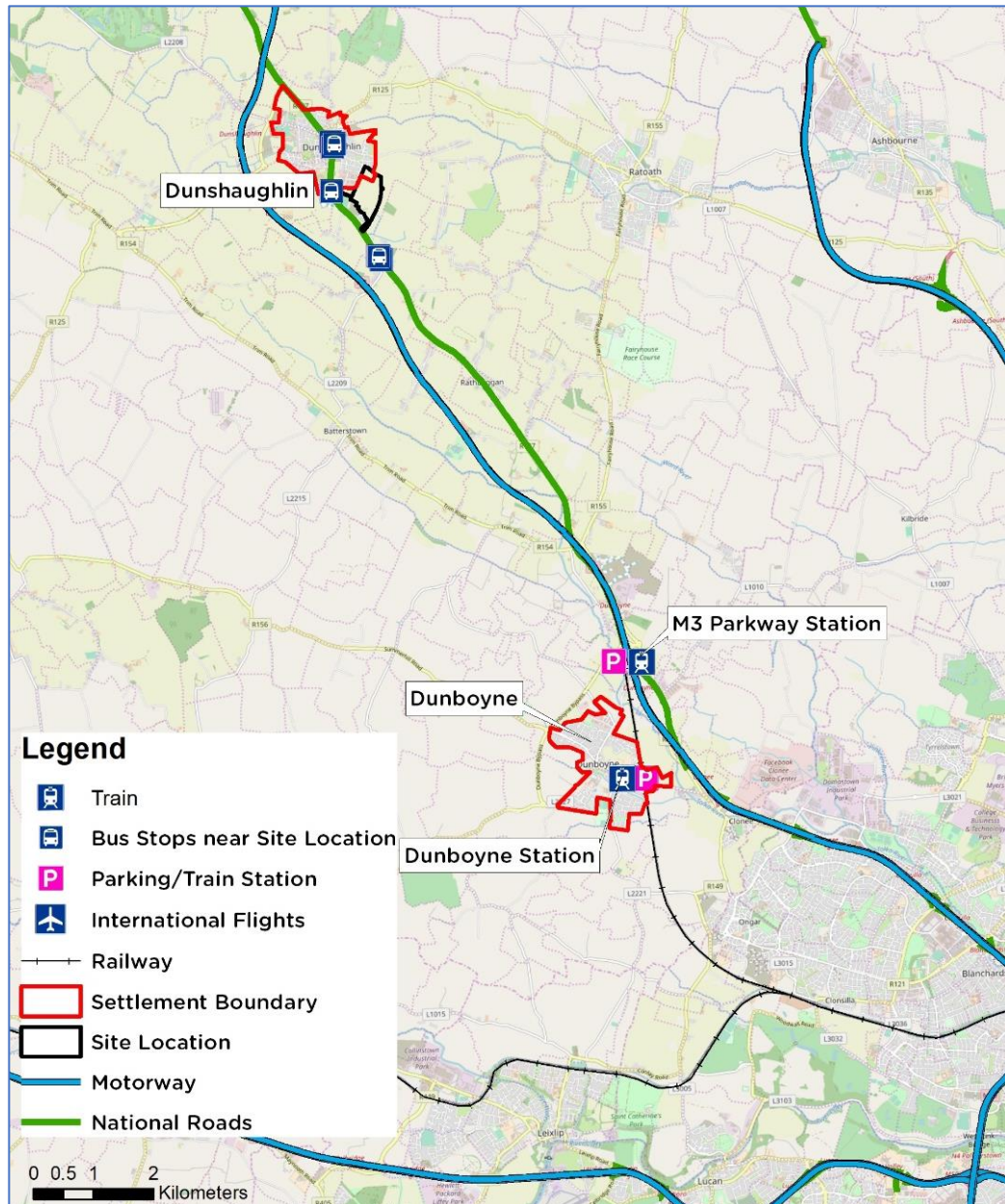


Figure 6.3: Key local transport connections from Dunshaughlin to Dunbooyne. (Source: FAC 2018).

Overall, the Meath Economic Strategy 2014-2022 aims to create 7,500 jobs by 2020, with the ‘M3 Economic Corridor’ seen as playing a key role in the delivery of this target.

In the Meath County Council Dunbooyne / Clonee Growth Corridor Strategic Framework Guidance December 2015, it is estimated that the corridor includes just over 100,000sqm of employment floor

⁶ Meath County Council Dunbooyne / Clonee Growth Corridor Strategic Framework Guidance December 2015

space, located in Dunboyne Business Park; Piercetown; Bracetown Business Park and Summerhill Road (Alltech). The framework also states that there is approximately 233.7 hectares of available zoned lands for employment generating uses between Dunboyne North and Clonee alone.

In the period 2015-2018 there were 64 planning applications granted for developments that included employment uses of over 1,000sqm. This includes a range of uses such as commercial, industrial, educational, hospitals and office, all of which would generate additional jobs readily accessible to the current and future population of Dunshaughlin. This activity in County Meath indicates the economic potential of the area that would be accessible to future populations in Dunshaughlin, without necessitating leaving the county boundary. Figure 6.4 below illustrates the location of these planning applications and Table A.3.1 in Appendix 3 provides further detail on each application type.

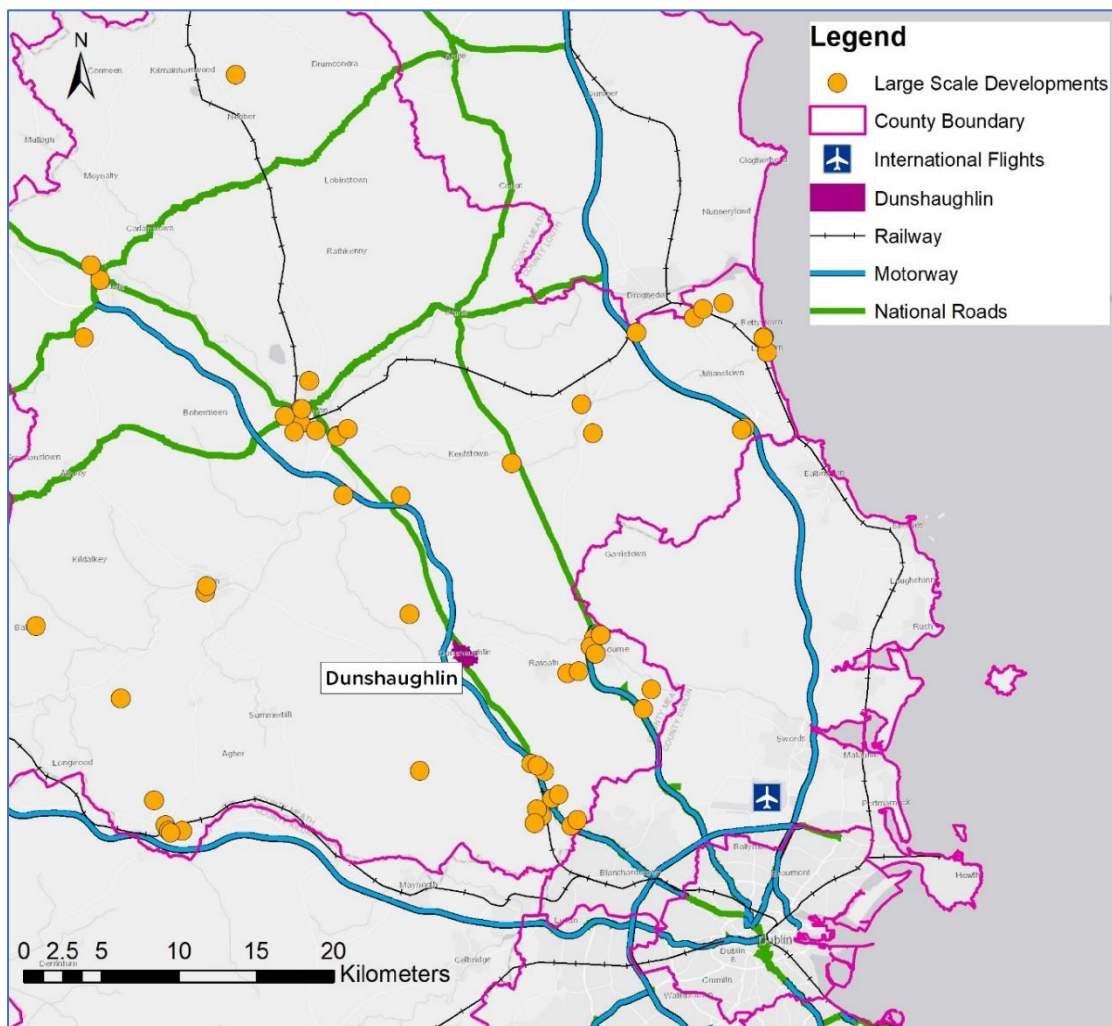


Figure 6.4: Planning permissions for employment generating uses in County Meath. (Source: FAC 2018).

6.4 Dunshaughlin as a ‘Commuter Settlement’

Dunshaughlin is located 29 kilometres north west of Dublin City Centre, directly accessible via the R147/M3 and 24 Kilometres south-east of Meath ‘county town,’ Navan. Dunshaughlin is located in the Hinterland of the Dublin Metropolitan Area as identified within the Eastern and Midland Regional Assembly, Draft Regional Spatial and Economic Strategy (Draft EMRA RSES) and therefore occupies a strategic position that creates opportunity for economic growth. The town is also identified as a level 3 settlement (key service centre) in the retail hierarchy of County Meath. The Draft EMRA RSES also

identifies the need to allow for; *'Reappraisal of the extension of the Dunboyne/M3 Parkway line to Dunshaughlin and Navan'*. This is included within the Transport Investment Priorities of the Strategy.

Given the proximity of Dunshaughlin to Dublin City Centre and ease of accessibility to the M50 and to the M3 Parkway Station to Dublin via the Park and Ride service, a degree of outbound commuting is, therefore, to be expected. The strategic position of Dunshaughlin makes it an attractive option for residents requiring accessibility to a variety of locations.

Whilst significant levels of commuting can be negative for the town, there are positives for many of the population resulting from the ability to commute outside of the area for work and therefore a balance should be struck. Positives include access to a greater employment catchment area, enabling access to a greater number of potential jobs and positions, to the advantage of the employee. This can also result in greater salary strength that can ultimately benefit the local economy in Dunshaughlin and Meath as a whole. The strategic position of Dunshaughlin can also benefit families with individual work bases in various locations, with Navan forming a significant employment centre to the north and Dublin to the south.

Given the strategic position of Dunshaughlin, it is worth considering the economic context of Dublin and how this can impact a future population in Dunshaughlin who might choose to commute to the capital for work. The **'Dublin Economic Monitor'** is a joint initiative on behalf of the four Dublin Local Authorities and is produced by EY-DKM Economic Advisory Services. This Monitor provides a useful insight into economic growth in Dublin and associated factors for consideration alongside this. It confirms that unemployment in Dublin has declined in the Q1 2018 to 5.70%, with the national rate at 5.80%. Growth comes from both the public sector at 7.80% and the private sector at 5.6%. Alongside this growth, the cost of housing continues to rise in Dublin with property prices exceeding 2009 levels and up 10.70% on the level recorded 12 months previously. Average Dublin rents are also close to €1,530 in Q1 2018 with growth of up to 7.80% in Q1 in 2018.⁷

With declining unemployment and rising housing costs, the Dublin Metropolitan Area will become ever more reliant upon a commuting workforce who can take advantage of the employment potential of Dublin while benefiting from more affordable housing options outside of the capital. As a result of Dunshaughlin's strategic location, there are a variety of employment centres accessible within a 30-minute drive time from the town, including locations in Dublin City and suburbs.

The application site is ideally located to facilitate any future residents that choose to commute outside of the settlement area for work. There are bus stops serving the applicant site, with an existing stop located close to the site at the Dunshaughlin Business Park on the R147 (1km from the site). This serves routes 109 and 109B with a bus every 10 minutes at peak times and 20-30 minutes throughout the rest of the day, travelling to Dublin City Centre. It is also indicated that a new bus stop will be provided to the front of the site as part of the application.

The site is just a 7 minute drive to M3 Parkway Train Station, which provides Park and Ride services to commuters, and a regular train service to Dublin Docklands with a journey time of around 35 minutes. A future rail link is also planned to serve the Dunshaughlin urban settlement and is referenced in the Meath County Development Plan 2013-2019.

⁷ Dublin Economic Monitor, Issue 14, August 2018.

This transport accessibility of Dunshaughlin is illustrated in Figures’ 6.5, 6.6 and 6.7 below.

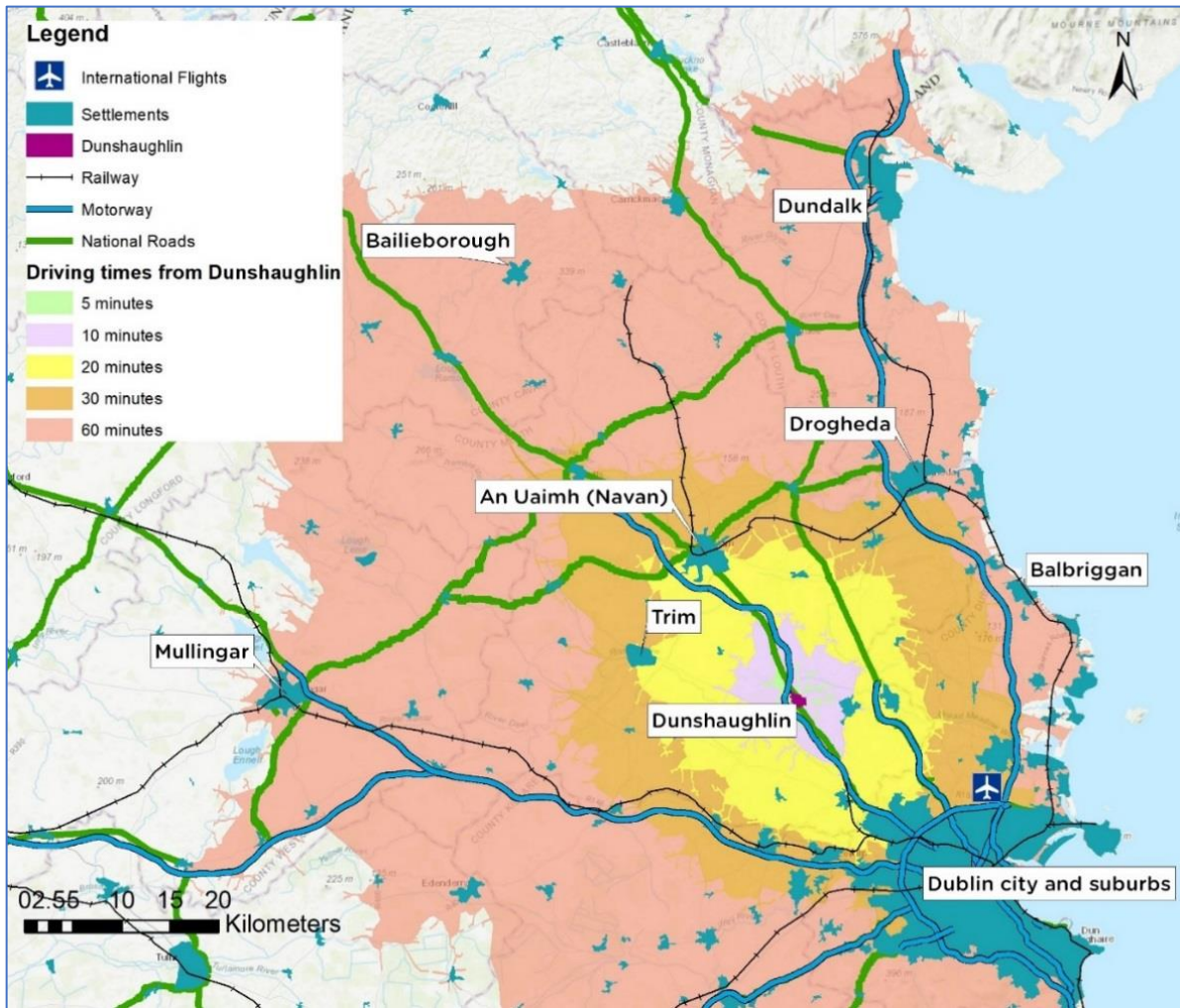


Figure 6.5: Road connections and drive-times from Dunshaughlin to surrounding areas. (Source: FAC 2018).

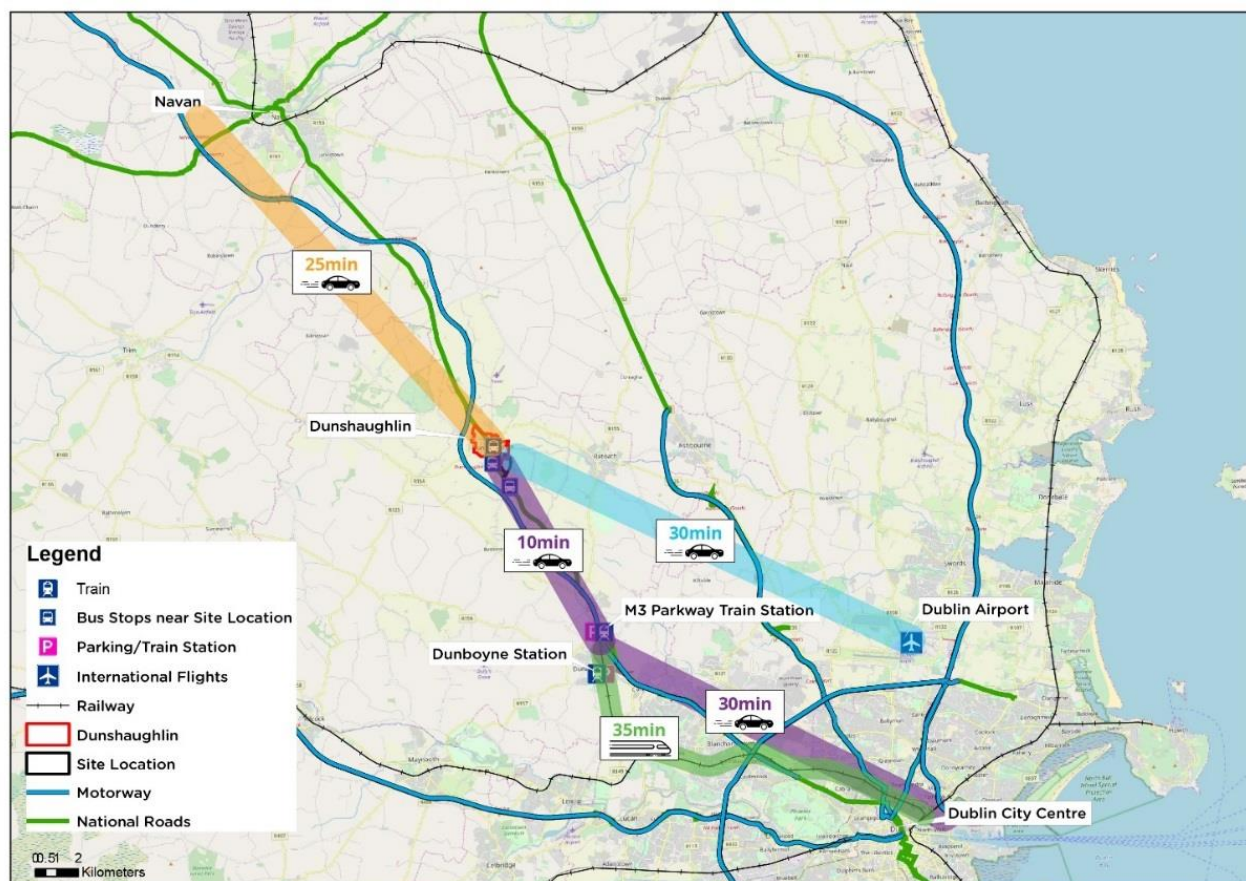


Figure 6.6: Road and transport connections from Dunshaughlin. (Source: FAC 2018).

As illustrated in the above figures, Dunshaughlin has an excellent drive-time accessibility to surrounding areas, within a short driving commute-time of surrounding employment hubs stretching from Navan (25 minutes) to Dublin City Centre (30 minutes). Along this ‘M3 Economic Corridor’, there are wide ranging and extensive employment opportunities within easy reach from Dunshaughlin. Within a 20-minute drive-time from the application site, there are 81,162 workers⁸ currently accommodated and this figure increases significantly to 386,440⁹ within a 30 minute drive of the application site, with the north and west of Dublin accessible in this time. The proximity of Dunshaughlin (including the application site) to the wider Dublin Metropolitan Region and specifically the key employment centre of Blanchardstown is also particularly beneficial, given the large number of commercial operators and large-scale employers in wider region and area. Figure 6.7 below shows the location of bus stops in close proximity to the site and the relative proximity and short drive times to the key employment hubs in Blanchardstown from the application site.

Overall, Dunshaughlin benefits from a range of transport options as outlined above, with an existing bus stop located 1km from the site serving two routes, with a bus every 10 minutes at peak times and 20-30 minutes throughout the rest of the day. As well as intercity trains and the park-and-ride facility at the M3 Parkway Station, with a journey time of just 35 minutes into the City Centre on the train. In

⁸ CSO 2016 Census confirming the total number of workers in workplace zones, provided by FAC. A workplace zone is informed by the number of people at work in the area during the day. This comprises residents at work and those commuting into the area.

⁹ Ibid.

addition to short drive-times to surrounding employment hubs. Future expansion of transport infrastructure is also expected with the train line to Navan that will pass through Dunshaughlin, further enhancing the accessibility of the area.

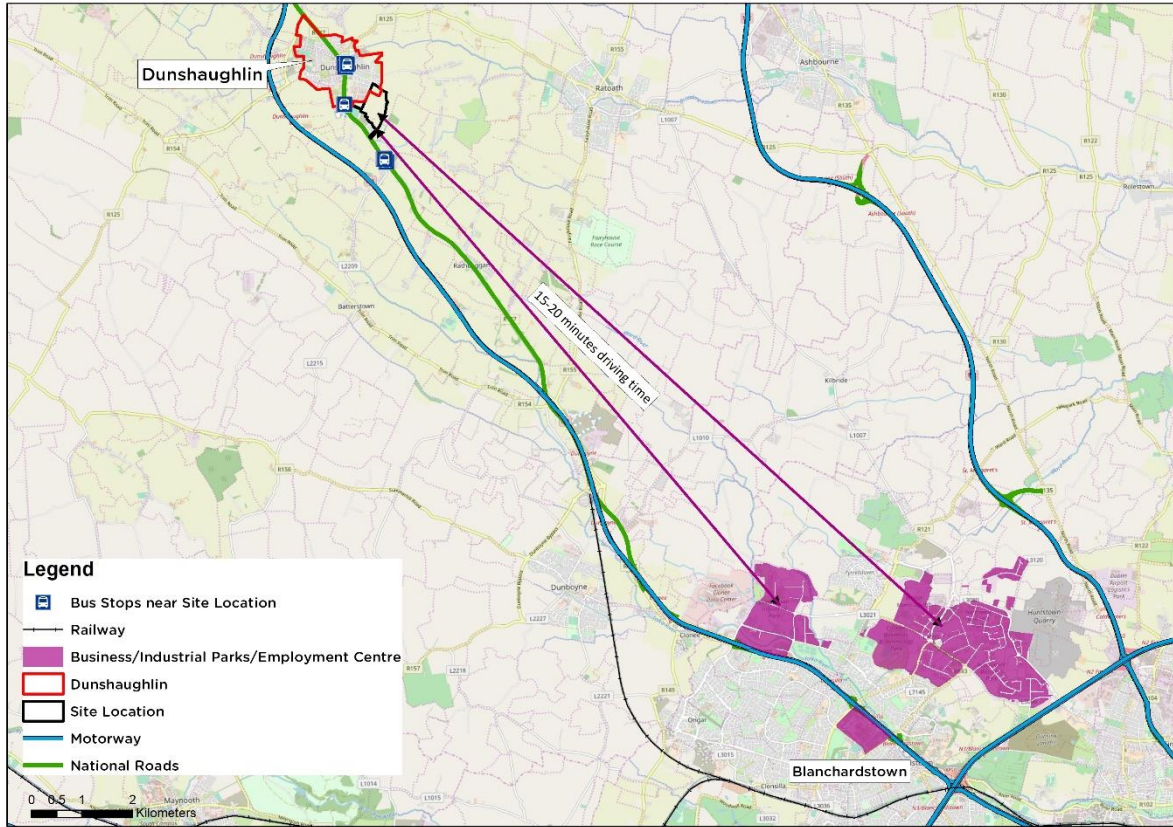


Figure 6.7: Blanchardstown employment hubs and proximity to Dunshaughlin. (Source: FAC 2018).

There are 274 employers within the business / industrial parks and employment centres identified in Figure 6.7 alone. They include a range of manufacturing, service, scientific, technical, professional and retail activities. High-profile, large-scale employers are also located in the area, including IBM, Symantec and Ebay (see Table 6.1 below). This demonstrates a significant employment base within a short commute of the application site.

Table 6.1: High Profile, large scale employers in Blanchardstown. (Source: FAC 2018).

Company Name	Sector Type
Bristol Myers-Squibb	Pharma
G.L.S. Freight	Logistics
Harvey Norman	Retail
IBM	ICT
Musgrave Limited	Retail
Paypal	Software
Symantec	Software
Viatel Ireland Ltd	Telecommunication
Ebay	Ecommerce
Xerox	Hardware
Kingston	Hardware
Ipsen	Pharma

6.5 Employment Potential Conclusions

Dunshaughlin benefits from economic opportunities in various geographic locations, this includes within the settlement itself and future employment growth opportunities adjacent to the application site. These opportunities create potential for an increased inflow of employment into Dunshaughlin, with improved employment growth that would benefit the local population as well as the wider county and in-commuting population. As a result, the fostering of employment opportunities adjacent to the application site can create a wider catalytic effect for the local economy. This is alongside the projected growth in the population and increase in the labour force by a minimum of 21.52%, when comparing the number of the population falling within the 15-64 years category in 2016 (2,773 persons) to that projected for 2031 (3,370 persons as a minimum).¹⁰ Larger population growth is also possible based upon the potential improved connectivity of Dunshaughlin through the Navan Railway Line, a factor that will make the area particularly attractive to the commuting population. In addition, enhanced population growth may result through attracting the existing in-commuter population to reside in the area, this could result from increased housing supply, which will in turn impact affordability. In any case, even a minimum increase of approximately 21% in the labour force will necessitate associated employment growth and access to employment opportunities.

The application site is strategically positioned on the edge of the existing settlement and therefore benefits from the established employment opportunities in that area. This includes the existing business park located immediately adjacent to the site. In addition, expansion of these employment lands (in accordance with the existing zoning in the Development Plan) is expected in future and will generate extensive employment opportunity across the wider site area within the applicant's landholding. This will create live / work synergies that are key to establishing sustainable development and a key component of the sustainable growth objectives under local and national policy.

Employment opportunities also exist in the wider Meath County area and further afield into Dublin. There are 386,440 workers¹¹ currently accommodated within a 30 minute drive-time from the application site. The site also benefits from its proximity to key transport connections including the M3, M3 Parkway Train Station and associated park and ride, as well as frequent local bus services. This makes the site ideal for future residential populations who can take advantage of employment opportunities both in the local area and in the wider commuter zone.

Overall Dunshaughlin and specifically the application site, provides ample opportunity to support the economic activity associated with future residential occupation on the application site.

¹⁰ Source: CSO 2016 census and FAC population projections using the Cohort Component Mode (CCM) methodology.

¹¹ CSO 2016 Census confirming the total number of workers in workplace zones, provided by FAC. A workplace zone is informed by the number of people at work in the area during the day. This comprises residents at work and those commuting into the area.

7. The Phasing Strategy under the Meath Council Development Plan 2013-2019

The land use zoning for the application site includes a split, defining those lands available for new residential use and development in the pre-2019 period and those available post-2019 described as 'Phase II' lands. The land available for residential development as part of the current development plan period (2013-2019) are referred to in this report as 'Phase I' lands.

The purpose of the phasing strategy is to ensure that future development in Dunshaughlin will be facilitated in an orderly and sustainable manner. Meeting the housing needs of the settlement area sustainably and efficiently in light of the availability of surrounding services and infrastructure. This is in accordance with the NPF objectives for sustainable growth, referenced in Section 6 of this report above.

The intention of the phasing strategy is, therefore, to ensure that the right development comes forward at the right time. The split across the application site has been determined with reference to the availability of existing surrounding infrastructure including employment opportunities and in recognition of housing delivery. However, the site area for the proposed development combines both the Phase II and Phase I lands. This enhances the accessibility of the Phase II lands to surrounding infrastructure by providing connectivity through the Phase I lands.

As described in Section 6 of this report, there are also significant opportunities for additional employment growth in Dunshaughlin Urban Settlement, and not least through the development of the applicant's landholdings located either side of the application site for a significant quantum of employment and enterprise uses.

Housing delivery in Dunshaughlin has been slow under the current development plan, with a large number of consented applications remaining unbuilt at this time. Whilst construction is beginning to pick up, housing delivery will need to account for future population growth requirements as well as growth anticipated that was previously intended to be accommodated under the current plan period of 2013-2019. The delivery of residential dwellings on the application site would form an important contributor to facilitating this growth.

Furthermore, the application proposal will in reality be delivered in the post-2019 period and, therefore, this would be in accordance with the phasing anticipated under the development plan in any case i.e. the post 2019 period. It should also be noted that Meath County Council intend to change the allocation of the Phase II lands within the application site to Phase I within the next Development Plan period from 2019.

Early delivery of the Phase II lands as part of the application site, therefore represents a sustainable solution for the area. It also presents a consolidated development approach to the entire site extent, taking in the Phase I lands to the south. This also enables the delivery of the neighbourhood centre as part of the development in early phases, allowing the Phase I lands to benefit from the facilities provided as part of that centre sooner.

The phasing strategy described in the Development Plan was constructed in recognition of the need to deliver infrastructure, including roads, pedestrian walkway, cycleways and community/recreational facilities and jobs alongside housing. The proposed development includes Phase II lands alongside the Phase I lands, resulting in a sustainable synergy through the provision of infrastructure and services across and adjacent to both sites, this would then benefit the future proposed population of the entire site area.

8. Conclusions and Implications

- **Socio-economic characteristics:** The labour force make up a significant proportion of the population in Dunshaughlin and the number of people following within this cohort are projected to increase in future. This is coupled with the attraction of a significant number of the daytime working population into the area, from residents outside the settlement area. Overall, this indicates the strong economic performance of the town, however the loss of a large number of the population who commute outside of the county to work, means that the full economic potential is not being reached. Of further note is the significant number of the population within the youth or student cohorts who will be entering the economic market in future and require jobs to support this activity. Creating an environment with enough housing to accommodate these members of the population will be fundamental to achieving the full economic potential of Dunshaughlin and will require a close association between the location of future housing and employment opportunities.
- **Planning pipeline housing:** The planning pipeline data indicates that a large number of the housing target up to 2019 is expected to be delivered by *'committed units'* in the post 2019 period. However, housing delivery on the ground has been slow to date and as a result, it is expected that actual completions will fail to achieve target numbers in the plan period.
- **Employment potential:** A review of the employment opportunities in Dunshaughlin and further afield within Meath County and into the Dublin Metropolitan Region, Dublin City and Suburbs, demonstrates ample opportunities to accommodate a future residential population on the application site. The application site benefits from a strategic position adjacent to both existing and future employment hubs and within an easy commute to growing employment opportunities in both Meath County and into Dublin. Residential development on the application site would therefore be in accordance with the sustainable growth objectives described in both local and national policy, directing the location of future housing to areas that are proximate to jobs and infrastructure.
- **Phasing:** Whilst the application proposal suggests an earlier delivery of Phase II lands than specified in the plan, the delivery of these lands would not be in isolation. Benefiting from the proximity to infrastructure experienced by the Phase I lands and improved connectivity through the consolidated site area. This complies with the spirit of the phasing strategy as described in the Development Plan, tailoring the delivery of housing to the proximity and delivery of associated infrastructure.

Overall, the evidence presented in this assessment, supports the conclusion that there is a need for early phase commencement of new residential development on the application site that is not currently being met by housing delivery in Dunshaughlin; and that the application site conforms with the objectives for sustainable growth described in both local and national policy.

Appendix 1: Socio-Economic Charts and Tables

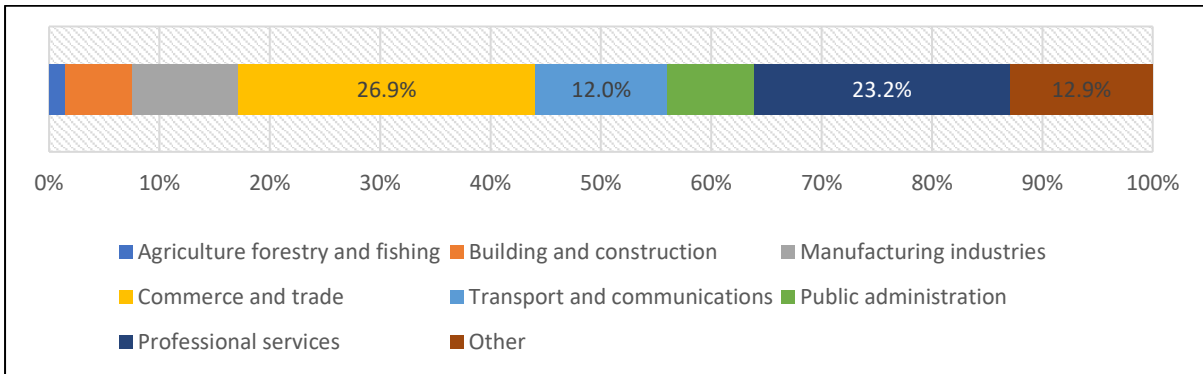


Figure A.1.1: Persons at work by industry in Dunshaughlin 2016. (Source: CSO 2016 provided by FAC).

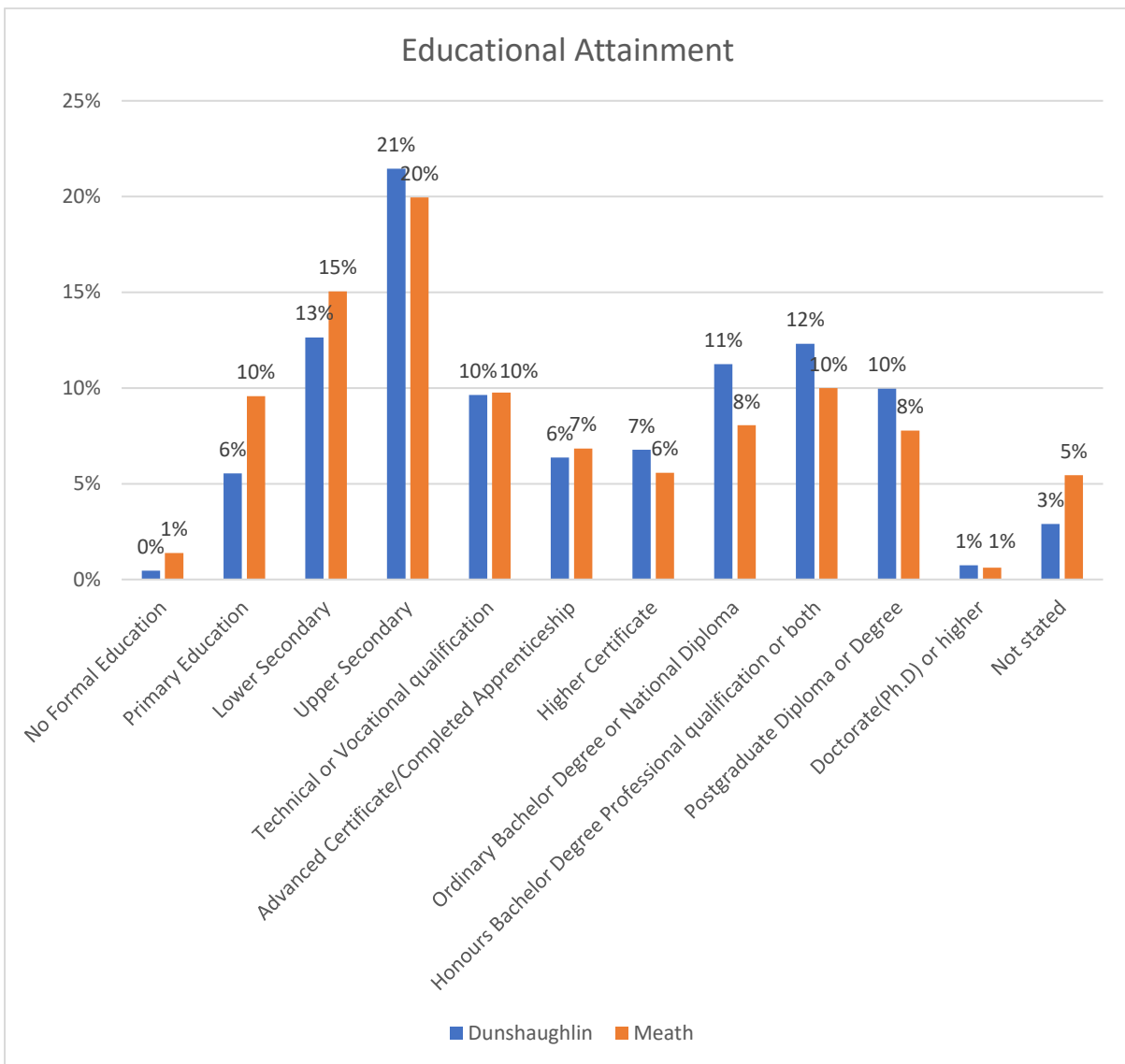


Figure A.1.2: Educational Attainment within Dunshaughlin and County Meath. (Source: CSO 2016 provided by FAC).

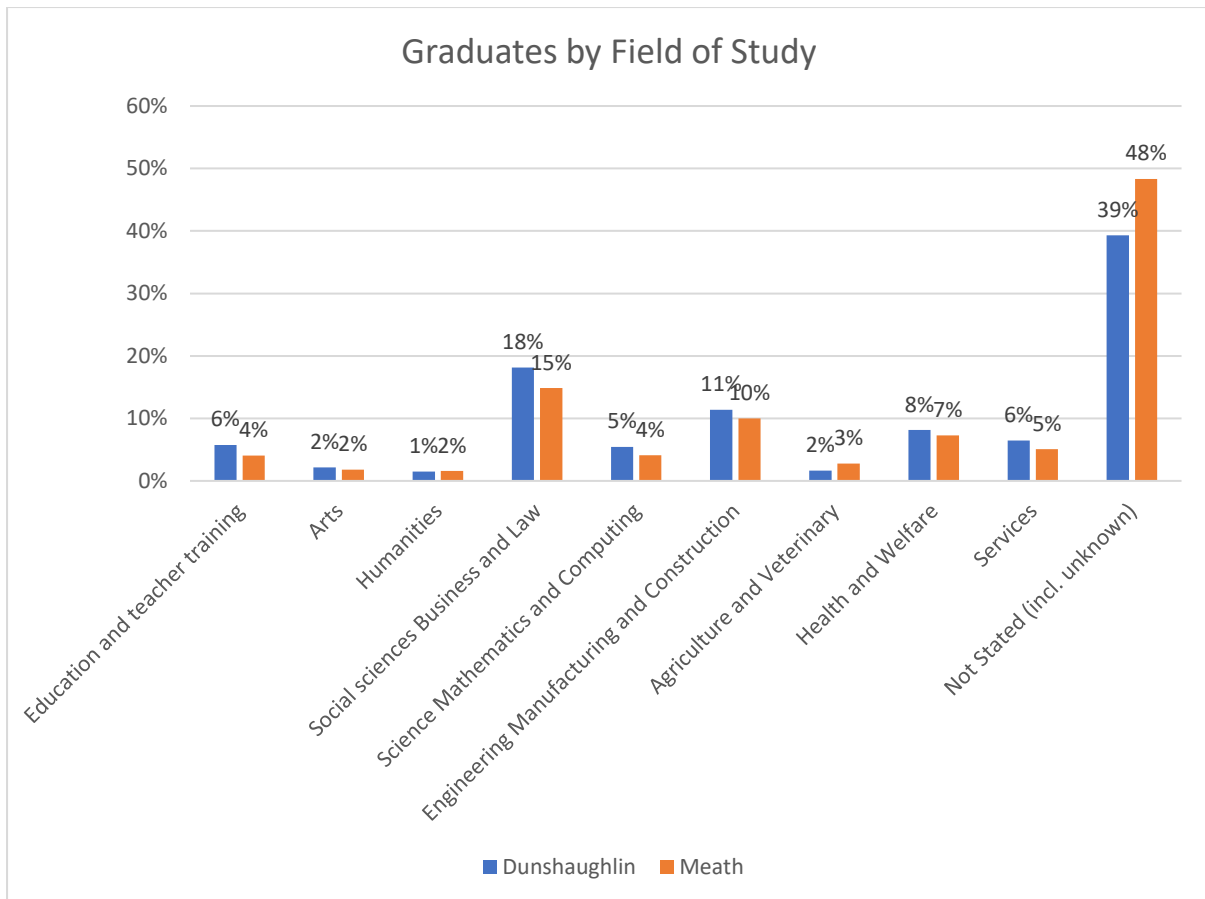


Figure A.1.3: Graduates by field of study for Dunshaughlin and County Meath. (Source: CSO 2016 provided by FAC).

County of Origin	Total
Carlow	1
Cavan	18
Cork County	1
Donegal	2
Dublin City	51
Dún Laoghaire Rathdown	10
Fingal	111
Galway County	1
Kildare	32
Laois	2
Leitrim	1
Louth	16
Meath	1,508
Monaghan	3
Offaly	3
Roscommon	1
South Dublin	31
Tipperary	2
Westmeath	8
Wexford	1
Wicklow	6
Total	1,809

Table A.1.1: Commuters into Dunshaughlin including children at school. (Source: CSO 2016 based upon the Electoral Division Area of Dunshaughlin, provided by FAC).

Appendix 2: Planning Pipeline - Housing

Application Reference	Address	Grant Date	Expiry Date	Units	Notes
RA150449	Lagore Road, Dunshaughlin, Co. Meath	01/03/2016	29/02/2016	8	Granted – Full (not commenced)
RA170527	East of St. Seachnaill's Road and South East of Junction with Ratoath Road (R125), Dunshaughlin, Co Meath	11/10/2017	10/10/2022	22	Granted - Full Commenced
RA171173	South of Hanson Wood Development, Dunshaughlin, Co. Meath	09/03/2018	-	8	Granted - Full (not commenced)
DA130198	Johntown Td, Dunshaughlin, Co Meath	30/09/2013	29/09/2018	50	Commenced
DA120619	The Willows, Dunshaughlin, Co Meath	04/09/2012	11/10/2017	34 units constructed as phase 1A (254 approved – remainder not to be delivered)	Extension of duration DA/60537 Commenced
RA160531	Seachnall Abbey, Johnstown Td., (west of R147 Navan Road), Dunshaughlin, Co. Meath	-	-	3	Commenced
RA160065	Kellett's Grove, Lagore Road, Dunshaughlin, Co. Meath	19/08/2016	18/08/2021	41	Variation of DA/901060 as previously extended under RA/140927 Commenced
RA140529	Dunshaughlin, Co. Meath	-	-	25	Commenced
RA170407	The Willows, Dublin Road, Dunshaughlin, Co. Meath	15/09/2017	14/09/2022	92	Commenced
RA170941	Grange Hall , Dunshaughlin , Co. Meath	-	-	9	Extended duration DA120414 Commenced
RA140500	Johnstown and Rath Hill Townlands, Dunshaughlin, Co. Meath	08/04/2015	07/04/2020	93	Commenced
RA171239	East Of St. Seachnails Road & South East Of Junction with Ratoath Road(R125), Dunshaughlin , Co. Meath	09/04/2018	-	96	Commenced
RA171256	Maelduin to the rear of Main Street, Dunshaughlin, Co. Meath	10/07/2018	-	24	Commenced
DA130231	Main Street, Dunshaughlin, Co. Meath	22/05/2013	25/11/2018	3	Extended duration DA800743 (not commenced)
RA160453	Estate House Site, Cooksland, Dunshaughlin, Co. Meath	14/12/2016	30/12/2022	4	Commenced
RA170392	Kellett's Grove, Lagore Road, Dunshaughlin, Co. Meath	17/07/2017	16/07/2022	3	Alterations to DA901060 commenced
RA170366	Hanson Wood, Dunshaughlin, Co. Meath	11/10/2017	10/10/2022	6	Granted – Full (not commenced)
RA171416	The Willows, Dublin Road, Dunshaughlin, Co. Meath	21/08/2018	20/08/2023	96	Granted – Full (not commenced)
RA171431	Roestown Cooksland & Readsland, Dunshaughlin, Co. Meath	13/02/2018	16/12/2019	142	Granted – Full Commenced
Total:					759 units of which 638 have been commenced.

Table A.2.1 Planning applications for new residential development in Dunshaughlin; commenced highlighted in grey. (Source: FAC data 2018).

Appendix 3: Planning Pipeline – Employment Generating Uses

Application Reference	Short Description	Decision Date
LB170312	Residential/Commercial Development	18/08/2017
LB160230	Light Industrial Building	26/04/2016
RA160191	Change of Use to Wholesale Distribution Unit	18/04/2016
TA151186	School Extension	22/12/2015
TA171384	Office Building	24/01/2018
RA141080	Change of Use to Packaging Facility	14/04/2015
TA171403	Workshop Building	02/02/2018
LB170894	Change of Use to Office Space	11/09/2017
RA171284	Light Industrial Development	03/07/2018
NA180163	Change of Use to 2 Car Showrooms	27/07/2018
TA171227	Mixed Use Development	13/07/2018
AA170313	Light Industrial Development	11/12/2017
LB160330	Foodstore Development	08/12/2016
RA150363	School Extension	03/06/2015
TA150598	Supermarket	02/12/2015
KA171335	Filling Station/Retail Development	01/05/2018
TA150612	Poultry House Extension	30/09/2015
AA160636	Warehouse Extension	02/08/2016
LB151079	Storage Shed Extension	26/11/2015
KA180524	Guesthouse Extension	03/09/2018
KA160245	Warehouse Development	28/04/2016
KA160877	Factory Extensions	26/09/2016
AA180160	Primary School Development	04/04/2018
NA161219	Advanced Technology Building	20/12/2016
LB151080	Storage Shed Extension	27/11/2015
TA160840	Industrial Building	22/09/2016
AA170637	Hotel Village Extension	06/12/2017
RA170586	Office Extension	28/11/2017
KA160786	Manufacturing Facility	12/09/2016
AA151273	Storage Building	27/04/2016
RA160805	Retail Development	09/03/2017
LB160454	Housing/Commercial Development	03/10/2016
NA150138	Nursing Home Extension	22/05/2015
NA150229	School Extension	24/04/2015
AA160168	Warehouse/Food Processing Building	05/04/2016
NA171347	Retail Warehousing Units	17/01/2018
AA170346	Office Extension	24/05/2017
RA150531	Nursing Home Development	20/07/2015
AA160220	Warehouse Development	18/04/2016
LB170518	School Development	28/05/2018
RA180038	Factory Building	24/05/2018
LB141038	Change of Use to Brewery/Visitors Centre/Warehouse	21/01/2015
NA151039	Processing Building/Office Development	03/05/2016
KA170560	Warehouse/Light Industrial Unit	06/11/2017
NA171478	Manufacturing Building	08/02/2018
AA170368	School Extension	30/05/2017

AA160527	Change of Use to Nursing Home Development	17/01/2017
TA160382	Nursing Home Development	15/12/2016
AA170856	Office Alterations and Extension	23/10/2017
AA180796	Warehousing/Office Development	06/09/2018
NA171476	Supermarket/Office Development	27/07/2018
NA151308	School Extension	03/02/2016
LB180620	Office Building	31/07/2018
AA140734	Educational Campus	29/01/2015
KA160943	Production Building Extension and Modifications	20/10/2016
RA180456	Hotel Development	28/06/2018
TA170926	5 Warehouses	14/11/2017
RA170887	Amendments to Bio-pharmaceutical Production Building	14/09/2017
AA150613	Warehousing Development	07/08/2015
RA150972	Warehousing Development	27/10/2015
TA171345	Residential & Commercial Development	21/08/2018
RA161021	Biopharmaceutical Manufacturing Facility	28/10/2016
RA180671	Data Centre Extension	27/07/2018
RA150605	Data Centre	23/07/2015

Table A.1.3. Planning applications for employment generating uses in Meath 2015-2018. (Source: FAC data 2018).