Oifig an Rialaitheora Pleanála
Office of the Planning Regulator

29th October 2026

Planning Department,

Meath County Council,

Buvinda House,

Dublin Road,

Navan,

Co. Meath,

C15 Y291.

Re: Variation No. 5 to the Meath County Development Plan 2021-2027

A chara,

The Office of the Planning Regulator (Office) writes in relation to Variation No. 5 to the Meath County Development Plan 2021-2027 (Variation) which was made by members of Meath County Council (Planning Authority) on 8th June 2026 and notified to the Office on 15th June 2026 in accordance with section 58 of the Planning and Development Act 2024, as amended (Act).

Having considered the Planning Authority's response to the issues raised in the Office's submission, the Office welcomes the Planning Authority's positive response to its recommendations regarding the implementation of the housing growth requirements, Southern Environs of Drogheda and flood risk management, and is satisfied that these matters have been appropriately addressed.

While the Office welcomes the commitment to progressing a statutory planning framework for Southern Environs of Drogheda, the Planning Authority should also engage with the National Transport Authority (NTA) and Transport Infrastructure Ireland (TII) as part of the preparation of the Joint Local Transport Plan for Drogheda, which will be integral to the success of any future statutory planning framework.

Notwithstanding the above and having carried out an assessment of the adopted Variation, pursuant to section 63(1) the Office is satisfied, insofar as there is any

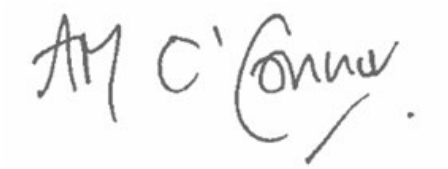
inconsistency with the National Planning Framework First Revision (2025), Regional Spatial and Economic Strategy for the Eastern and Midland Regional Assembly or National Planning Policies and Measures, it is not material, having regard to the broad parameters of the relevant objective or policy and the absence of significant wider implications.

On this basis the Office has formed the opinion that none of the criteria that would require it to recommend to the Minister that a draft Direction be issued have been met.

In forming this opinion, the Office has given particular consideration to national and regional planning policy, the Greater Dublin Area Transport Strategy 2022-2042, submissions made by this Office, the Minister, the NTA and other prescribed bodies and the legislative requirements under the Act. The Office has also considered the Chief Executive's Report dated May 2026.

The Office looks forward to continued engagement with your authority in the implementation of national and regional policy at the local level.

Is mise le meas,



Anne Marie O'Connor

Deputy Regulator and Director of Planning Policy Implementation

Designated Public Official under the Regulation of Lobbying Act 2015