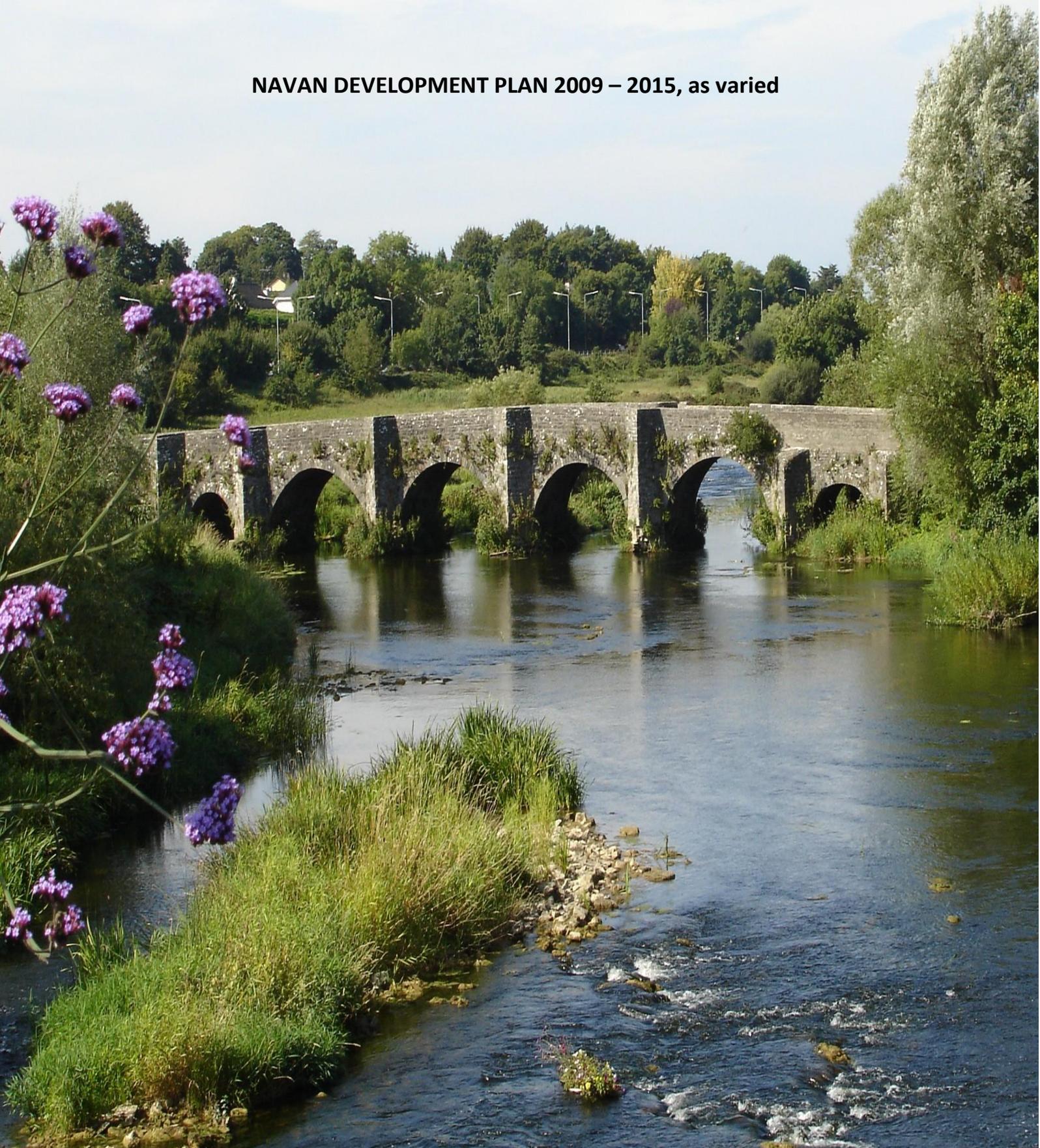


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Proposed **VARIATION NO. 3**

NAVAN DEVELOPMENT PLAN 2009 – 2015, as varied



Contents

1.0 INTRODUCTION	3
2.0 REASON FOR MAKING VARIATION.....	3
3.0 HOW TO READ THE PROPOSED AMENDMENTS	5
4.0 CONTENT OF THE PROPOSED VARIATION NO. 3	5
5.0 STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA) Screening	6
6.0 APPROPRIATE ASSESSMENT (AA) SCREENING	7
7.0 FLOOD RISK ASSESSMENT	7
8.0 MAKING A SUBMISSION.....	7

Proposed VARIATION No. 3

NAVAN DEVELOPMENT PLAN 2009 – 2015

1.0 INTRODUCTION

The Navan Development Plan 2009 - 2015 was adopted in November 2009 and came into effect in December 2009. Since the adoption of the Development Plan, two Variations have been proposed and adopted.

Variation 1 to the Navan Development Plan was prepared in 2013. The Variation was prepared on foot of CS OBJ 4 of the County Development Plan (at the time) which stated that it was an objective of the Plan, *'To ensure that the Navan, Trim and Kells Development Plans are consistent with the settlement hierarchy and population projections set out in this Development Plan. These Development Plans will be varied, if necessary, to ensure that they are consistent, within one year of the adoption of the Meath County Development Plan 2013-2019'*.

Variation 2 to the Navan Development Plan aligns the Plan with the key tenets of the Economic Development Strategy for County Meath 2014-2022 as they relate to statutory land use planning. The Variation also aligns the Navan Development Plan with the provisions of the County Development Plan (as varied) and updates the written text and maps accordingly.

This document sets out the detail of proposed Variation 3 of the Navan Development Plan 2009-2015, which has been prepared in accordance with Section 13 of the Planning and Development Act 2000, as amended.

2.0 REASON FOR MAKING VARIATION

The need to address the provision of further employment opportunities in Navan is highlighted in the National Planning Framework, Project Ireland 2040. Navan is referred to as one of *'Ireland's three fastest growing large towns between 1996 and 2016, where the population has grown rapidly, without equivalent increases in jobs'* (National Planning Framework, Pg59 refers).

The draft Regional Spatial and Economic Strategy (RSES) was on public display 5th November 2018 – 23rd January 2019. The Regional Assembly resolved to make the RSES for the eastern and midland region on the 28th June 2019; it will be published and publically available on that date. This document identifies Navan as County Meath's Key Town in the strategy. Key towns are identified as *'Large economically active service and/or county towns that provide employment for their surrounding areas and with high-quality transport links and the capacity to act as growth drivers to complement the Regional Growth Centres'*.

Regional Policy Objectives for Key towns are set out in Section 4.6 as follows:

RPO 4.22: *'Core strategies in Local Authority development plans shall support objectives to achieve a minimum of 30% of housing in key towns by way of compact growth through the identification of key sites for regeneration'*.

RPO 4.23: *'Key Towns shall act as economic drivers and provide for strategic employment locations to improve their economic base by increasing the ratio of jobs to workers'*.

The strategy states:

‘Navan acts as the county town for Meath and has experienced significant population growth as one of the country’s fastest growing large towns between 1996 and 2016, where the population has grown rapidly without the equivalent increase in jobs.

As such, consolidation and regeneration shall be a key priority and objective for the development of Navan town with a focus on the regeneration of the town centre, in particular on sites such as the former County Council Offices at Railway Street’.

Regional Policy Objectives for Navan are set out in Chapter 4:

RPO 4.29: subject to material amendment, see below.

RPO 4.30: *‘Support the implementation of the Public Realm Plan ‘Navan 2030’ to make the town a more attractive place to live, shop, visit, and do business’.*

RPO 4.31: *‘Support development of a regional hospital to serve the north east of the country’.*

RPO 4.32: *‘Support the extension of the Boyne Greenway to include Navan to promote sustainable transport choices and as a recreation asset for the town, subject to the outcome of the planning process and environmental assessments’.*

RPO 4.23: *‘Key Towns shall act as economic drivers and provide for strategic employment locations to improve their economic base by increasing the ratio of jobs to workers’.*

Material amendments to the draft strategy were on public display from 15th March 2019 to 12th April 2019 (both dates inclusive).

Navan is the subject of two amendments as follows:

- Additional RPO: *‘Support the development of strategic employment lands on the Trim Rd in Navan, subject to the outcome of appropriate environmental assessment and the planning process’.*
- RPO 4.29: *‘Support the delivery of a network of distributor roads and bridges to release strategic residential and employment lands for development and improve connectivity and the efficient movement of people and services in the town’.*

In view of the above, this Variation proposes to change the zoning of the parcel of strategic employment lands on the Trim Rd in Navan (as referenced in the material amendments of the draft Regional Spatial and Economic Strategy - RPO above refers) from **WL** White Lands (Strategic Land Reserve) – ‘to protect strategic lands from inappropriate forms of development which would impede the orderly expansion of a strategic urban centre’ to **E1/E2** Strategic Employment Zones (High Technology Uses)/General Enterprise & Employment– ‘to facilitate opportunities for high end technology/manufacturing and major campus style office based employment within high quality and accessible locations. 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’. It is also intended to reflect the existing residential use of existing residences within the lands with an **A1** ‘Existing Residential’ land use zoning objective and an existing sports facility to **G1** ‘Community Facilities’.

The land which is the subject of this Variation is the rectangular block of land formed by the Trim Road, the former Navan – Dublin Rail Alignment and lands adjoining the Borallion Road. The subject

lands comprise approximately 60 hectares. Access to the subject lands will be provided via the local distributor road LDR 1(b)¹; this road will be approx. 1.4 km of single carriageway distributor road, with signalised junctions, roundabout junctions, cycling and walking facilities and street lighting.

3.0 HOW TO READ THE PROPOSED AMENDMENTS

The existing text of the Navan Development Plan 2009-2015, as varied is shown in normal font. Deletions are shown as strikethrough text. Amendments/additional are shown in red text.

4.0 CONTENT OF THE PROPOSED VARIATION NO. 3

The proposed Variation provides for alterations to the Navan Development Plan 2009 – 2015, as varied, as follows:

1) The Navan Development Plan 2009 – 2015 Written Statement:

(a) Amend the text of the Written Statement (pg 33) to include the following:

2A2 Strategic Planning Approach

To reserve a site for proposed Regional Hospital to the north of the town, served by both a high quality local distributor road network, rail corridor and in close proximity to the M3 Motorway and **allow for the option of utilising an alternative** ~~additional reserved~~ site to the south of the town, as recommended by the Planning and Environmental Consultants engaged by Meath County Council to examine potentially suitable locations for a Regional Hospital.

(b) Amend the text of the Written Statement (pg 55) to include the following:

Master Plan 10 relates to a rectangular block of land formed by the Trim Road, the former Navan-Dublin Rail Alignment and lands adjoining the Borallion Road. Development of these lands shall only proceed on the basis of an agreed overall Master Plan, the availability of water and waste water services associated infrastructure including the phased provision of these services and the provision of suitable access arrangements. **Local Distributor Road LDR 1 (b), a road traversing this parcel of land connecting Navan South to the Trim Road shall be integrated into the overall Master Plan for the lands and delivered in its entirety in conjunction with the development of said lands, on a phased basis as agreed with the Planning Authority.**

This area is intended to provide an option for the Regional Hospital and ancillary healthcare uses ~~and shall also provide for inter alia the following:~~ **and accommodate an employment hub in line with its zoning of E1/E2. The development of these lands should include the following:**

1. A high standard of design, finish and layout;
2. A comprehensive landscaping plan;
3. Infrastructural requirements including delivery of strategic roads and other infrastructural requirements, access for vehicles, pedestrians, cyclists and people with disabilities, car parking and vehicle turning, and;

¹ This road was approved by the Part VIII process (reference P818015) in 2019 and links the Trim road to Navan South slip road of the M3 motorway.

4. Provision of adequate public lighting and footpaths throughout the lands.

~~It is not anticipated at the time that this Strategic Land Reserve will serve any other purpose other than a Regional Hospital and ancillary healthcare provision.~~

(c) Amend the text of the Written Statement (pg 62) to include the following:

E1 Strategic Employment Zones (High Technology Uses)

Permitted Uses

Bio Technology Manufacturing, Call Centres, Childcare Facility, Convenience Outlet, Green/Clean Light Industries, High Technology Manufacturing, Information Communication Technologies, International and National Traded Services, Knowledge Based Economic Development, Offices 1000 to 1,000 sq.m., Offices >1,000 sq.m., **Medical and Related Uses**, Research & Development, Science & Technology Based Enterprise, Telecommunication Structures, Water Services/Public Services.

(d) Amend the text of the Written Statement (pg 184) to include the following:

INF OBJ 2 (b) To facilitate the provision, in tandem with development, of the following sections of the Local Distributor Road Network whose corridor is protected from development pursuant to INF OBJ 2 (a).

i. LDR 1 (a) **and (b)**

2) The amended Navan Development Plan 2009 – 2015, as varied, land use zoning objectives map is available separately.

5.0 STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA) Screening

The Planning Authority determined, using the screening criteria set out in Schedule 2A Planning and Development Regulations 2001, as amended, the DoEHLG SEA Guidelines and Annex 2 of Directive 2001/42/EC, that Strategic Environmental Assessment is not required for the proposed draft variation to the Navan Development Plan 2009-2015, as varied. A SEA Screening Report was prepared as part of the proposed Variation. Consultation with the specified Environmental Authorities and adjoining Authorities was carried out in accordance with Article 13 K (3) of the Planning and Development Regulations 2001, as amended. Submissions were received by 4th June 2019 by the EPA and Louth County Council.

This determination was made, taking into account the submissions and observations received from the environmental authorities and adjoining planning authorities. A copy of this Screening Report is available for inspection and accompanies the proposed draft variation.

Determination

The SEA Screening Report made a determination under Article 13 K (4) that taking account of the relevant criteria set out in Schedule 2A of the Planning and Development regulations 2001, as amended, and having regard to the submissions received from the environmental authorities, that the Draft Variation No. 3 to the Navan Development Plan 2009-2015 will not result in any significant adverse environmental effects and therefore the Draft Variation does not require environmental assessment through the strategic environmental assessment (SEA) process.

6.0 APPROPRIATE ASSESSMENT (AA) SCREENING

An Appropriate Assessment (AA) screening was undertaken of the proposed draft variation No. 3 to the Navan Development Plan 2009-2015, as varied, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC). There is no national, European or international designated sites; Special Areas of Conservation (SAC) for flora and fauna, Special Protection Areas (SPA) for birds or Natural Heritage Areas (NHA) on or surrounding the lands that are the subject of the Draft Variation. All European sites within 15km of the Plan's boundary area as follows:

- River Boyne and Blackwater SAC (002299)
- River Boyne and Blackwater SPA (004232)

These European Sites were not deemed to be at risk of likely significant effects from the proposed variation. Following an examination, analysis and evaluation of the relevant information it was considered possible to rule out likely significant effects on European sites.

Determination

Based on the conclusions of the Screening Process Meath County Council made a determination that there are no likely significant effects of the implementation of Variation No. 3 independently and in combination with other plans and projects of any designated sites.

7.0 FLOOD RISK ASSESSMENT

Strategic Flood Risk Assessment (SFRA) was carried out to inform the preparation of the proposed Draft Variation. This SFRA assessment concluded that flood risk on the subject lands is low and it is recommended that any new development should be managed in line with the approved policies (INF POL 49- 55) under Section 7.11 of the Navan Development Plan 2009-2015, as varied and the Meath County Development Plan 2013-2019, as varied (WS POL 29-36, WS POL 31). Of particular relevant is INF POL 64 of the Navan Development Plan 2009-2015, as varied, which states that all developments should have regard to the surface water management policies of the Greater Dublin Strategic Drainage Study (GDSDS).

8.0 MAKING A SUBMISSION

A copy of the proposed Draft Variation (No. 3) of the Navan Development Plan 2009-2015 together with the Strategic Environmental Assessment Screening Report, Appropriate Assessment Screening Report and Strategic Flood Risk Assessment pursuant to Article 6 of the Habitats Directive 92/43/EEC will be available for inspection from **19th June 2019** at Meath County Council Planning Department, Buvinda House, Dublin Road, Navan, County Meath, C15 Y 291 during normal office hours. The proposed Draft Variation (No. 3) of the Navan Development Plan 2009-2015 is also available for inspection on Meath County Council's website at: <http://bit.ly/NavanDevelopmentPlan>

Please make your submission by ONE format only i.e via our online consultation portal <https://consult.meath.ie/> OR hard copy by post.

Written submissions or observations should be marked '**Proposed Draft Variation (No. 3) to Navan Development Plan 2009-2015**' and submitted to the **Planning Department, Meath County Council, Planning Department, Buvinda House, Dublin Road, Navan, County Meath, C15 Y291. Submissions or observations must be received by 4pm Friday 19th July, 2019.**

Submissions made **must** include the full name and address of the person making the submission and where relevant, the body or organisation represented.

Submissions or observations with respect to the proposed Draft Variation No. 3 of the Navan Development Plan 2009-2015 made to the Planning Department within the above said period will be taken into consideration before the making of a decision on the proposed Draft Variation No. 3.

For further information contact the Forward Planning Team at Tel: 0469097500/9097518