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Housing Department

27th January 2021

An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

Re: Application under Section 177AE of the Planning & Development Act 2000 as amended to carry out development at Farganstown, Navan, Co Meath

Dear Sir/Madam,

Meath County Council wish to apply under Section 177AE of the Planning & Development Act, 2000 as amended to carry out development at Farganstown, Navan, Co Meath.

The development consists of the construction of 84 housing units in total, including all site development and landscaping works with access from the existing LDR06 distributor road currently being constructed under the Local Infrastructure Housing Activation Fund (LIHAF) scheme.

The proposed development will consist of; 2no. 4-storey Apartment Blocks, 8no. 3-storey Duplex Units, and 10no. 2-storey Semi-Detached Units.

comprising in total:

- 34 no 1 bed Units
- 38 no. 2 bed Units
- 6 no 3 bed Units
- 2 no 3 bed Accessible Units
- 4 no 4 bed Units

A Natura Impact Statement (NIS) has been prepared in respect of the proposed development.

The LDR06 distributor road is an objective of the Navan Development Plan, and is subject to Department of Housing, Planning and Local Government funding of €4.26million under the LIHAF scheme. It will open up development on 135 Hectares of zoned lands from the junction of the R153-Metges Road to the Navan-Drogheda Rail Line, a mix of private and social residential areas, educational, and employment areas, thus achieving the overarching objective of a 'live – work' community for these lands. It allows Meath County Council to access the Council owned lands subject to this application, and provide much needed social housing development in Navan.

The typology and density of the proposed development has been specifically designed to include a number of 1-bed units, and is a reflection of the MCC Framework Plan for the area. The residential density has been maximised, at 50 units/hectare, with the final layout meeting all the requirements of the Framework Plan and a Local Athlumney Area Masterplan recently produced in conjunction with the other landholders in the area.

The current social housing waiting list for the Navan area stands at 1,434 applicants. This is made up of 579 applicants for a 1-bed unit (40%), 568 for a 2-bed unit (40%), 222 for a 3-bed unit (15%), and 65 for a 4-bed unit (5%). The Farganstown Design Mix is intended to mirror the demand as far as possible with 34 1-bed units (40%), 38 2-bed units (45%), 8 3-bed units (10%), and 4 4-bed units (5%). The majority of private developments in the Navan area are concentrated on the delivery of 3-bed units, with MCC availing of these through the Part V process, with very little development of appropriate smaller units.

The location within the development of areas of high and medium density of units, and the difference in required building heights for units across the site, is set out in both the original MCC Framework Plan and the Local Area Masterplan produced for the lands. The design and layout has been produced in consultation with the MCC Planning Section to ensure that the final layout meets all the requirements of the Framework Plan, the Athlumney Masterplan, and all MCC Planning requirements.

Please be advised that Meath County Council is satisfied that the proposed project, as detailed in this submission, will be sustainable into the future, based on the following rationale:

- A scheme of 84 social housing is not deemed to be disproportionate to the scale and population size of Navan Town and its environs
- There is no social housing schemes adjacent to the proposed development, therefore there are no concerns in respect to an overconcentration of social housing and issues that may arise as a result
- The site subject to this submission forms part of an overall development of lands (135 hectares), that over time will see the development of 1,600 private units (approximately 445 units in the short term), thus ensuring an appropriate tenure mix between private and social units in the area

In addition to the above, Meath County Council has been proactive in new social housing delivery, across all mechanisms, significantly exceeding our enhanced capital delivery targets. It is our intention to continue in this vein, and scale up delivery where the opportunity arises, in order that the Rebuilding Ireland targets for Co. Meath, and indeed for the Sector as a whole, are achieved, and exceeded, in the years ahead.

I attach

- 2 hard copies of the plans and particulars and 2 hard copies of the Natura Impact Statement (NIS) of the proposed development,
- 1 soft copy of the plans and particulars, including the NIS, for the proposed development,
- A copy of the newspaper notice published in the Meath Chronicle dated 30th January 2021 under Section 177AE(4)(a),
- A list of the prescribed bodies to which notice was sent under Section 177AE(4)(b), and a copy of each notice sent.

Meath County Council now seek formal approval from An Bord Pleanála to carry out this development at Farganstown, Navan, Co Meath.

Yours sincerely,



Paul Barrell
A/Senior Executive Engineer
Meath County Council