



**Clifton Scannell Emerson**  
Associates

## Navan Town Scheme – Navan 2030

### Part 8 Planning Report – Amendments to previously permitted Kiosk at Kennedy Plaza

---

Client: Meath County Council

---

Date: 29<sup>th</sup> November 2022

---

Job Number: 18\_090

---



CONSULTING ENGINEERS

Civil  
Engineering

Structural  
Engineering

Transport  
Engineering

Environmental  
Engineering

Project  
Management

Health  
and Safety

## Document Control Sheet

Project Name: Navan Town Scheme – Navan 2030  
Project Number: 18\_090  
Report Title: Part 8 Planning Report – Amendments to previously permitted Kiosk at Kennedy Plaza.  
Filename: RPT-18\_090-023

<b>Issue No.</b>	<b>Issue Status</b>	<b>Date</b>	<b>Prepared by</b>	<b>Checked by</b>
1st	Part 8 Planning	29/11/2022	DOB	MC

## Table of Contents

1	Introduction.....	4
2	Background .....	5
3	Purpose of the Kiosk Building .....	6
4	Planning Context.....	7
4.1	Previously Permitted Building.....	7
4.2	Project Ireland 2040 – National Planning Framework.....	7
4.3	Meath County Development Plan 2021 - 2027 .....	7
5	Kiosk Building Design and Construction .....	9
5.1	Location .....	9
5.2	Proposed Building Layout: .....	9
5.3	Services .....	10
6	Environmental Assessment of the Kiosk Building.....	12
6.1	Appropriate Assessment Screening.....	12
6.2	Environmental Impact Assessment Screening.....	12

## 1 Introduction

Meath County Council are currently progressing the construction of works identified in the Navan Town Centre – Integrated Public Realm and Movement Plan which attained planning permission in July of 2017 under planning register reference P8/17004.

The implementation of the plan seeks to enhance the physical attractiveness of the town centre and to improve movement and access in and out of the town centre. An integral element of the plan was the provision of an information/ticketing kiosk in Kennedy Plaza in close proximity to the co-located Bus Stops and Taxi Ranks.

Through the design development of the scheme, and further to engagement with Public Transport providers an additional need has been identified to provide exchange facilities for Bus Drivers. Current arrangements for Bus Drivers are unsatisfactory and result in drivers having to be driven to terminus locations to swap over.

It is therefore proposed to provide dedicated driver exchange facilities within the proposed Kiosk Building to include a waiting area with associated sanitary facilities. The driver exchange facilities shall be housed within the kiosk building but shall be fully separated with separate access and utility provision.

Meath County Council also consider it prudent to provide an information point for Tourists at this location, a service which is proposed to be delivered together with ancillary café/sanitary provision to the general public. It is considered that these services shall be delivered via a concessionary agreement which shall be procured via a separate public tender process.

With the inclusion of the additional facilities the building has increased in size and thus planning permission is being sought for the amended building.

## 2 Background

The existing regional bus routes through Navan were assessed in 2015 by Meath County Council in consultation with Bus Eireann. During that consultation process, changes to the existing bus routes and timetables for Navan were proposed, including the provision of a proposed new regional bus service for the Navan area. The new bus service for Navan, operating with a high frequency service (every 20 minutes), is proposed to depart from and terminate at Navan Town.

The wider project being considered included the following objectives:

- Relocate the bus stops from Market Square to Kennedy Road in line with the provision of a central, integrated, sustainable transport system.
- Encourage greater use of sustainable modes of transport in Navan including walking, cycling, bus and taxi use and discourage reliance on private cars.
- Improve access to sustainable transport modes and provide an integrated network of sustainable transport measures.

Following the consideration of the proposed new bus route for Navan including the addition of the new co-located bus stops and taxi ranks at Kennedy Plaza, the construction of a new kiosk building containing a café/ newsagent/ ticketing service type facility was originally proposed under the original Part 8 Planning Application (Planning Reference No. P8/17004).

### 3 Purpose of the Kiosk Building

The proposed building is intended to provide facilities for Public Transport Users, serve as information point for Tourists and provide ancillary café/sanitary provision to the general public.

The building shall also house waiting and sanitary facilities for Bus Drivers to facilitate a quick exchange of drivers within the town centre where required. It should be noted that the terminus point for the interurban Bus Services through Navan shall be at the Park and Ride Facility which is currently nearing completion on the N51 at Moathill. The purpose of the Bus Drivers' Waiting Room will be to allow for the changeover of Bus Eireann drivers at the end of their shifts. It is not intended to act as a lunch room/ break room for bus drivers.

The Kiosk building will assist in improving the public transport experience at Kennedy Plaza and in addition will positively contribute to the improved public realm space being developed at Kennedy Plaza under the Navan Town Scheme – Navan 2030.

## 4 Planning Context

### 4.1 Previously Permitted Building

The provision of a Kiosk Building has been previously permitted by the Part 8 Planning Process in July of 2017 under Planning Register Reference P8/17004. This application for planning relates to an amendment of the layout of the building with an additional specific provision of driver exchange facilities. The dimensions of the building have increased as follows:

**Table 4.0 – Comparison of Permitted and Proposed Primary Dimensions.**

Dimension	Previously Permitted (P8/17004)	Current Application
Length	9m	10.7m
Width	5m	6.7m
Height	3.2m	4.0m

### 4.2 Project Ireland 2040 – National Planning Framework

The proposed Kiosk provides enhanced facilities for users of public transport and supports the operation of Public Transport through the provision of facilities for drivers.

Thus, the proposed development contributes toward meeting the following National Strategic Outcomes

**NSO 2 - Enhanced Regional Accessibility** – As the proposed facility will support the interurban Bus Network between Navan/Dublin/Kells/Trim/Drogheda and East Meath.

**NSO 4 - Sustainable Mobility** - As the proposed facility supports the use of public transport.

### 4.3 Meath County Development Plan 2021 - 2027

With specific reference to the development of Bus based Public Transport the following policies are supported by the proposed development.:

**MOV 11** - To facilitate in conjunction with relevant statutory agencies alternative transport modes to the private car, including enhanced delivery of public transport services along regional corridors (as defined in the NTA's Transport Strategy for the Greater Dublin Area 2016-2035); frequent local bus services linking residential areas to District Centres and Town Centres, and which also serve shopping areas, employment areas and other activity centres, and connecting to key transport interchange points.

Project Number: 18\_090

Project: Navan Town Scheme – Navan 2030

Title: Part 8 Planning Report – Amendments to previously permitted Kiosk at Kennedy Plaza.

---

With specific reference to the Settlement Strategy for Navan Town the following objectives are supported by the proposed development.

**NAV OBJ 22** - To support improvements to the bus network, including accessibility, facilities, and services and junction upgrades, in partnership with the National Transport Authority.

**NAV OBJ 38** - To implement the 'Navan 2030' Public Realm Strategy and support the progression and delivery of projects funded by the Urban Regeneration and Development Fund, including: i. The Flowerhill Regeneration Project ii. The Land Activation Scheme iii. The County Hall Regeneration Project including the restoration of St. Patrick's Classical School.



## 5 Kiosk Building Design and Construction

### 5.1 Location

The proposed Kiosk Building location is circa. 25 metres to the south of Navan Town Shopping Centre on Kennedy Road and circa. 40 metres to the east of the vehicular entrance to the Kennedy Plaza car park. It will be located within the extents of the Navan Town Scheme – Navan 2030 public realm improvement works, which are currently under construction at Kennedy Plaza.

The proximity of the Kiosk building to the proposed bus stops and taxi ranks on Kennedy Road will enhance the public transport users' experience, in addition to contributing to an attractive public realm space being developed under the Navan Town Scheme – Navan 2030 project.

The proposed Site Location is identified on Drawing No. 18\_090-CSE-K1-XX-DR-C-2001.

### 5.2 Proposed Building Layout:

The proposed Kiosk Building shall contain 2 separated units. These shall function as:

- A new coffee shop/ newsagent facility to be equipped with a food preparation area and food serving area. 1 no. accessible customer toilet to be provided.
- A new Bus Driver Exchange Facility to be equipped with a potable water supply and 1 no. accessible bus driver's toilet.

Proposed plans and elevations of the proposed Kiosk building are detailed on Drawing No's. 18\_090-CSE-K1-XX-DR-C-2201 and 2202.

#### 5.2.1 Proposed Construction

The proposed Building shall be constructed of traditional building materials including Masonry with external cladding, Steel Framed, Glazed Curtain Walling and associated windows and doors. The roof shall be flat roof construction with a parapet to obscure service elements which may be roof mounted. Internal walls shall be partition walls or timber or metal frame construction. All construction shall comply with the relevant requirements of the Building Regulations and the Building shall be certified in compliance with the Building Control Regulations.

#### 5.2.2 Accessibility

Access to all areas of the proposed Kiosk building will be designed in accordance with the requirements of the Part M of the Building Regulations Technical Guidance Documents. Level entry ground floor access will be provided to both the coffee shop and the bus drivers' waiting room.

Access to the coffee shop will be located on the front elevation of the building and will provide direct pedestrian access to the bus stops,

#### 5.2.3 Security

The proposed facility will be illuminated by a new public lighting system to enhance the safety of the users.

A new CCTV system to be installed at Kennedy Plaza has been designed to cover the public realm areas surrounding the proposed Kiosk building. In addition, facility for the future installation of an internal CCTV/ security system will be included within the kiosk building.

### **5.3 Services**

The building shall be serviced by the existing infrastructure located within Kennedy Plaza with new dedicated connections being provided directly to the building footprint. Specifically, it is proposed to connect to the following services for the development of this building.

#### **5.3.1 Potable Water Supply:**

Two Separate water supplies shall be required to service the building. Both shall be small diameter commercial connections separately metered for each unit. The connections shall be taken from the existing 100mm diameter watermain located immediately to the north of the proposed building location. All connections shall be subject to permit by Irish Water.

#### **5.3.2 Surface Water Drainage:**

A new surface water drainage system will be installed to cater for the drainage of the proposed roofed area of the Kiosk building. Surface water from the roof will be collected using a network of rainwater gutters and downpipes at roof level, which will be connected to the existing storm water drainage system using a series of underground storm water pipes. It is noted that the proposed building does not represent an increase in hard standing within the catchment and thus there will not be any increase in surface water runoff to the existing drainage network or receiving waters.

#### **5.3.3 Foul Drainage:**

A new foul drainage connection will be provided to serve the proposed kitchen facilities and water closet facilities within the Kiosk building. A grease trap will be installed beneath the sink in the food preparation area. The discharge from the proposed building will be to the existing foul sewer network in Kennedy Plaza which subsequently transfers effluent from Connections to the Foul sewer System shall be subject to permit by Irish Water.

The volume of daily effluent is estimated based on an estimated number of patrons which is conservatively estimated at 20 per hour between the hours of 7am and 7pm who could be considered as patrons who may consume food and utilise toilet facilities. The design flow per patron is estimated using Irish Water's Code of Practice for Wastewater Infrastructure (IW-CDS-5030-03) which advises 15Litres/patron for Snack Bar Meals.

Thus, the estimated flow for foul sewer discharges is

12 hours x 20 patrons x 15 Litres = 3,600 Litres/day.

$3600/(12 \times 3600) = 0.083$  Litres/second with a Peak flow of  $6 \times 0.083$  Litres/second = 0.598 Litres/second.

#### **5.3.4 Electrical Supply**

Electrical Supply shall be taken from the existing electrical infrastructure with the two units metered separately. All supplies shall be by underground ducted supply cables and will be subject to permit by ESB Networks.

#### **5.3.5 Natural Gas Supply:**

A gas supply may be required for cooking and water heating purposes. Supply would be taken from the existing gas network in Kennedy Plaza and will be subject to Permit by Gas Networks Ireland.

### **5.3.6 Telecommunications:**

Telecommunications connections shall be provided from one of the existing providers infrastructures within Kennedy Plaza. All connections shall be via underground ducted network and shall be subject to permit and agreement with the relevant Telecommunications provider.

## **6 Environmental Assessment of the Kiosk Building**

### **6.1 *Appropriate Assessment Screening***

An Appropriate Assessment Screening Report has been completed for the proposed kiosk building, a copy of which is enclosed within the planning submission.

### **6.2 *Environmental Impact Assessment Screening***

An Environmental Impact Assessment Screening Report has been completed for the proposed Kiosk building, a copy of which is enclosed within the planning submission.